

**AGENDA**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY JANUARY 29, 2015**  
**6:00 PM**

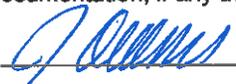
**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. 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](http://www.campverde.az.gov).

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
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:**  
January 15, 2015 – Regular Session
  - b. **Set Next Meeting, Date and Time:**  
February 05, 2015 – Planning & Zoning Special Session  
February 12, 2015 – Work Session
5. **Follow up on previous issues:**
  - a. Oasis & State Route 260
    1. Current zoning R1L-70
    2. Government Facilities with a Use Permit.
  - b. Salt Mine Boundary on the north from 7<sup>th</sup> to Salt Mine Rd.
6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Clear Creek Character Area.**
7. **Discussion, Public Input and Commission Consensus on proposed Goal and Implementation for Gateway Entrances.**
8. **Adjournment**

**Next Sub-Committee Meetings**  
**February 04, 2015**

**Next General Plan Work Sessions**  
**February 12, 2015**

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by:  Date/Time: 1-26-15 3:00 PM

*Note: Pursuant to A.R.S. §38-431.03A.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 Community Development.

**DRAFT MINUTES  
WORK SESSION – GENERAL PLAN UPDATE  
THE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street  
THURSDAY JANUARY 15, 2015  
6:00 PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:00 pm.

**2. Roll Call**

Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, Hisrich, Norton and Parrish present.

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

**3. Pledge of Allegiance**

Chairman Davis 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:**  
January 08, 2015 – Regular Session
- b. **Set Next Meeting, Date and Time:**  
January 29, 2015

**On a motion by Freeman, seconded by Blue, the consent agenda was passed unanimously.**

**5. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Salt Mine Character Area.**

Jenkins read the Vision/Goals for the Salt Mine Character Area.

**Goal A: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA:**

No comment from Commission regarding Goal A.

Implementation Strategy:

- 1. Encourage the preservation of dedicated open space areas in their natural state.
- 2. Preserve scenic view sheds.
- 3. In the event of development, maintain setbacks and height guidelines.
- 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.  
Council Member Gordon inquired if this implementation strategy would prevent someone in putting in a potential vineyard. Jenkins indicated that this is only a recommendation and it would not hinder such.
- 5. Consistently communicate with the Forest Service and Arizona State Lands about the communities desire to maintain scenic view sheds and open space.

**Goal B: MAINTAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA:**

No comment from Commission regarding Goal B.

Implementation Strategy:

1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
2. Maintain low density rural development.
3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
4. For new construction, encourage site built housing.
5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
6. Enhance multi-modal connectivity through bike lanes and trails.
7. Encourage the preservation of agricultural soils, primarily through active farming.
8. Protect the rural character and cultural resources, preserve open space, enhance agricultural/forest opportunities and reduce the loss of prime and important open space areas.

Norton inquired about the term agricultural/forest opportunity terminology. Tony Gioia explained that there is considerable forest area in the character area for recreation opportunities. Gioia suggested striking the word "Forest". Commission unanimously agreed.

**Goal C: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.**

No comment from Commission regarding Goal C.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation that is compatible with the natural and cultural environment.

Councilman Gordon inquired about a 2 acre parcel that is incorrectly zoned in the Salt Mine area.

Burnside indicated that the verbal description does not match the map provided for the area.

Gioia explained a history on the 2acre parcel in question on Oasis and Salt Mine Rd.

Commission directed staff to clarify what public uses are available in residential areas to possibly clarify the area.

**6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Quarterhorse/Rancho Verde Character Area.**

Jenkins read the Vision/Goals for the Quarterhorse/Rancho Verde Character Area.

**Goal A: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.**

No comment from Commission regarding Goal A.

**Implementation Strategy:**

1. Encourage the preservation of dedicated open space areas in their natural state.
2. Preserve scene view sheds.
3. In the event of development, maintain setbacks and height guidelines.
4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
5. Consistently communicated with Forest Service and Camp Verde Unified School District about the community's desire to maintain scenic view sheds and open space.

**Goal B: MAINTAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA:**

No comment from Commission regarding Goal B.

**Implementation Strategy:**

1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
2. Maintain low density rural development.
3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
4. For new construction, encourage site built housing.
5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
6. Enhance multi-modal connectivity through bike lanes and trails.
7. Encourage the preservation of agricultural soils, primarily through active farming.
8. Protect the rural character and cultural resources, preserve open space, enhance agricultural/forest opportunities and reduce the loss of prime and important open space areas.

Consensus from commission to remove the word "Forest".

After discussion from Commission it is consensus to add the word Agricultural after Prime. This addition applies to the Salt Mine Character Area as well.

Commission discussed the chart sheet. It was recommended to add previously established commercial businesses under the businesses bullet point.

**Goal C: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.**

No comment from Commission regarding Goal C.

**Implementation Strategy:**

4. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
5. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
6. Encourage recreation that is compatible with the natural and cultural environment.

**7. Discussion on 2015 General Plan Schedule.**

Chairman Davis explained that Commission is slightly ahead of schedule and character areas will be finished in February. March through December, the remaining elements will be reviewed. Davis recommended that the sub-committee attend the meetings rather than holding separate meetings. January of 2016 there will be a final review, followed by a joint session in February for Council review. At that point there would be a 60 day review with the potential of four (4), "Town Hall Sessions" to get more community involvement. In May of 2016 there will be time for response to comments, public and government. The election will be November 8<sup>th</sup> of 2016.  
Davis thanked the Commissioners for their commitment to this project.

**8. Adjournment**

**On a motion by Hisrich, seconded by Burnside, the meeting adjourned at 6:59 pm.**

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Chairman B.J. Davis

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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 15th day of January, 2015. I further certify that the meeting was duly called and held and that a quorum was present.**

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2015.

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**Marie Moore, Recording Secretary**

# Oasis & State Route 260



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Map printed on: 1/26/2015

**M. OS DISTRICT** (Open Space resource conservation zone)

**N. AG DISTRICT** (Agricultural)

**A. R1L DISTRICT (Residential: single-family limited)**

1. Purpose:

The R1L District is intended for site-built and modular single-family residential living, mobile homes and manufactured housing prohibited.

2. *Permitted Uses and Structures:*

- a. Agriculture and cultivation.
- b. Dwelling unit for one family on any one lot.
- c. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
- d. Flood control facilities.
- e. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- f. Historical Landmarks.
- g. Home occupations (See Section 303).
- h. Keeping of farm animals, limited (See Section 305). Open land carnival and recreation facilities (religious & educational institutions).
- i. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- j. Religious institutions (in permanent buildings).
- k. 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. Community parks, playgrounds or centers.
- b. Government facilities and facilities required for the provision of utilities and public services.
- c. Bed and Breakfast
  - 1) limited to 4 bedrooms
  - 2) parking facilities required under Section 403.
- d. Temporary Use Permits, subject to administrative approval (See Section 601.D):
  - 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

**(01-15-2015) LAND USE; SALT MINE CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Salt Mine character area is approximately (insert size) square miles in size.</p> <p>The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches the east side of current parcel 404-28-033C, then see attached insert. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. In addition, there is also a significant portion of State Land (insert %).</p> <p>The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>• Afton Estates</li> <li>• Maybelle Estates</li> <li>• Rio Verde Ranchos</li> <li>• Security Acres Amended</li> <li>• Sunny Terrace</li> <li>* <i>Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Home Occupations</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>• Finnie Flat Road</li> <li>• General Crook Trail</li> <li>• Interstate 17</li> <li>• State Route 260</li> <li>- Oasis Road</li> <li>- Salt Mine Road</li> <li>- Rio Verde Lane</li> </ul> <p><b>Major Interchanges:</b></p> <ul style="list-style-type: none"> <li>• Interstate 17 and General Crook Trail</li> </ul> <p><b>Major Intersections:</b></p> <ul style="list-style-type: none"> <li>• State Route 260 and General Crook Trail</li> <li>• State Route 260 and Oasis Road</li> <li>• State Route 260 and Salt Mine Road</li> </ul> <p><b>Major Trails:</b></p> <ul style="list-style-type: none"> <li>• Copper Canyon Trail</li> </ul>	<p><b>Community Services:</b></p> <p><b>General:</b></p> <ul style="list-style-type: none"> <li>• Copper Canyon</li> <li>• Faulkner Wash</li> <li>• West Wash</li> </ul> <p><b>Historic Sites:</b></p> <ul style="list-style-type: none"> <li>• Salt Mine</li> <li>• Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road</li> </ul> <p>* <i>Various private residences along Boyer St. and Salt Mine Rd.</i></p> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>• Copper Canyon Trailhead</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>• Verde River</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>• Verde/Woods Ditch</li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 1 dwelling per acre.</li> </ul> <p><b>Existing non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• Open Space</li> </ul> <p><b>Preferred non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• Agricultural Use</li> <li>• Open Space</li> <li>• Planned Unit Development (PUD)</li> </ul>

# Downtown Character Area Salt Mine Character Area



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Map printed on 12/20/2015



# *Clear Creek*

## Character Area

DRAFT



**(01-29-2015) LAND USE; CLEAR CREEK CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Clear Creek character area is approximately (insert size) square miles in size.</p> <p>The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E.</p> <p>The majority (insert %) of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains (insert mileage) miles of West Clear Creek that flows through the center of this character area.</p> <p>The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>• Cave View Estates</li> <li>• Clear Creek West</li> <li>• Clear Creek West Unit 2</li> <li>• Preserve At Clear Creek</li> <li>• Verde Lakes Estates</li> <li>• Verde Lakes Units 2-5</li> <li>• Verde Paradise</li> <li>• White Hills Mobile Home Park</li> </ul> <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Home Occupations</li> <li>• Mining</li> <li>• Retail Sales</li> <li>• RV Parks</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>• State Route 260</li> <li>- Aspen Way</li> <li>- Big Valley Drive</li> <li>- Canyon Drive</li> <li>- Forest Service Road 618/Bull Pen Road</li> <li>- Forest Service Road 626</li> <li>- Olive Lane</li> <li>- Sierra Verde Road</li> <li>- Verde Lakes Drive</li> </ul> <p><b>Major Interchanges:</b></p>	<p><b>Community Services:</b></p> <ul style="list-style-type: none"> <li>• Transfer Station</li> </ul> <p><b>General:</b></p> <ul style="list-style-type: none"> <li>• Wickiup Creek</li> </ul> <p><b>Historic Sites:</b></p> <ul style="list-style-type: none"> <li>• Clear Creek Ruins</li> <li>• Wingfield Mesa</li> </ul> <p><i>* Various private residences along Verde Lakes Drive and State Route 260.</i></p> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>• Clear Creek Campground</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>• West Clear Creek</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>• Pioneer Ditch</li> <li>• Wingfield Ditch</li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 4 dwellings per acre with a manufactured/mobile home park with 0 to 11 units per acre.</li> </ul> <p><b>Existing Non-Residential Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>• RS on the north side of the intersection of State Route 260 and Big Valley Drive</li> <li>• C1 at Clear Creek RV Park on State Route 260.</li> <li>• C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road.</li> <li>• C2 on the south side of the intersection of State Route 260 and Big Valley Drive.</li> <li>• C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive.</li> <li>• Natural Resources</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p><b>Preferred Non-Residential Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>• Agricultural Use</li> <li>• RS on the North side of the intersection of State Route 260 and Big Valley Drive.</li> <li>• RS/C1 at Clear Creek RV Park on State Route 260.</li> <li>• RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road.</li> <li>• RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive.</li> <li>• RS/C1/C2/C3 on the East side of the intersection of State Route 260 and Verde Lakes Drive.</li> <li>• Natural Resources</li> <li>• Open Space</li> <li>• Planned Unit Development (PUD)</li> <li>• Public Facilities</li> </ul>

**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 Clear Creek Character Area:

**A. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.**

**Implementation Strategy:**

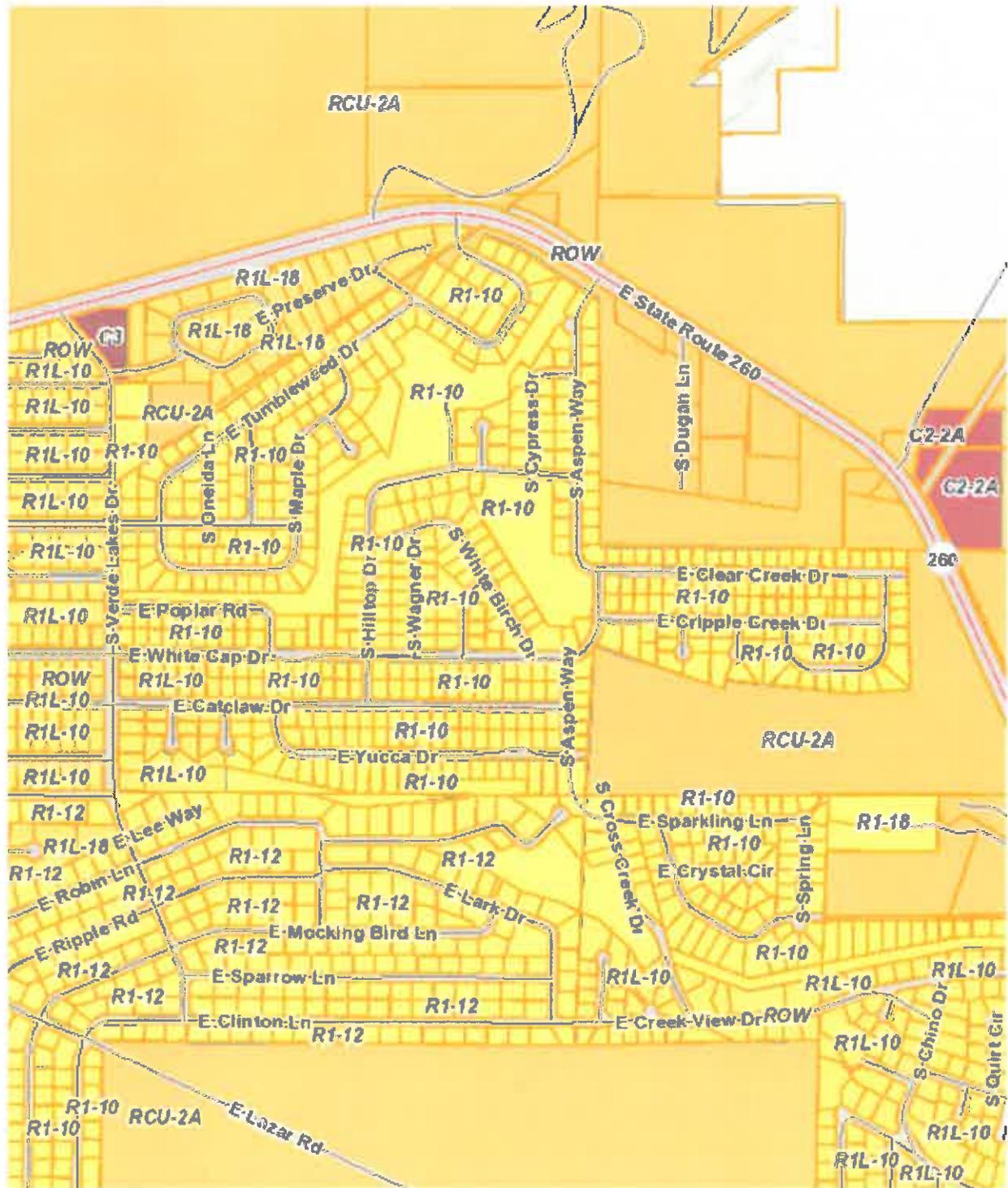
1. Encourage the preservation of dedicated open space areas in their natural state.
2. Preserve scenic view sheds.
3. In the event of development, maintain setbacks and height guidelines.
4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
5. Consistently communicate with the Forest Service about the communities desire to maintain scenic view sheds and open space.

**B. GOAL: MAINTAIN THE RURAL, RESIDENTIAL AND AGRICULTURAL CHARACTER OF THE AREA.**

**Implementation Strategy:**

1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
2. Maintain low density rural development where it exists.
3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
4. For new construction encourage site built housing.
6. Enhance multi-modal connectivity through bike lanes and trails.
7. Encourage the preservation of agricultural soils, primarily through active farming.
8. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

# Zoning Clear Creek



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Map printed on 1-26-2015

Proposed “Gateway” language for consideration

**GOAL: CREATE INVITING GATEWAYS**

**Implementation Strategy:**

1. Implement informational signage which promotes Camp Verde, celebrates the Town’s unique character and welcomes visitors.
2. Encourage full traffic access with design improvements for safe and efficient traffic flow.
3. Provide safe pedestrian access to all local businesses and amenities.

**Alternate Language: Encourage appropriate and compatible Commercial Services and Public Facilities.**

**Possible Gateway Entrances:**

- Town Boundary on State Route 260 coming east from Cottonwood.
- I-17 and State Route 260 area.
- I-17 and Middle Verde Road
- Finnie Flat and State Route 260
- South Main Street and State Route 260
- State Route 260 at the Town boundary coming west from Payson
- General Crook Trail & I-17