

MINUTES
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY DECEMBER 11, 2014
6:00 PM

1. **Call to Order**
Chairman Davis called the meeting to order at 6:00 p.m.

2. **Roll Call**
Chairman Davis, Commissioners Blue, Burnside, Freeman, Norton and Parrish were present. Commissioner Hisrich absent.

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

3. **Pledge of Allegiance**
Commissioner Norton 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:**
November 06, 2014 - General Plan Work Session
November 13, 2014 - General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
January 08, 2014 – Regular Session
January 15, 2014 – General Plan Work Session

On a motion by Norton, seconded by Burnside, the Commission passed the Consent Agenda unanimously.

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

Jenkins read each goal and implementation strategy for Commission.

GOAL A: ENCOURAGE THE PRESERVATION OF THE SCENIC VIEWSHED AND OPEN SPACE WITH THE U.S. FOREST SERVICE, ALONG THE EAST SIDE OF THE MONTEZUMA CASTLE HIGHWAY INCLUDING JACKSON FLATS.

Chairman Davis indicated he disapproved of the wording for Goal A. After further discussion it was determined the goal would be reworded to read:

Encourage the preservation of the scenic view-shed and open space in coordination with the U.S. Forest Service, along the east side of Montezuma Castle Highway Including Jackson Flats.

Implementation Strategy:

1. Consistently communicate with the Forest Service about the community's desire to maintain scenic view-sheds and open space.
No objection from Commission members.
2. In the event of development maximize setback and height guidelines to preserve and maintain scenic view-sheds.
Commission members discussed current zoning for the area. It was decision of the Commission to amend the strategy to read: In the event of development, maximize

setbacks and minimize height guidelines to preserve and maintain scenic view-sheds.

3. Maintain historic rural densities and intensities.
Commission agreed to remove the word "historic", therefore the implementation strategy would read: Maintain rural densities and intensities.

GOAL B: ENCOURAGE AGRICULTURAL LAND USES AND AGRITOURISM.

No objections from Commission members.

Implementation Strategy:

1. Encourage partnering with other entities to promote regional agri-tourism.
No objection from Commission members.
2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Verde Valley.
Commissioner Norton requested the term Verde Valley be changed to Camp Verde. No other objections from commission members. The strategy shall read: Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Camp Verde.
3. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
No objection from Commission members.

GOAL C: ENCOURAGE THE PRESERVATION OF EXISTING DENSITIES AND ENHANCE EXISTING BY ENCOURAGING APPROPRIATE AND COMPATIBLE SERVICES AND PUBLIC FACILITIES.

Commission agreed to add the word Neighborhoods to complete the Goal statement.

Implementation Strategy:

1. Support neighborhood level retail centers that provide limited goods and services.
Chairman Davis indicated he did not like the wording "retail centers" and requested a change. Commissioner Blue requested to strike the word limited. The implementation strategy shall read: Support Neighborhood level businesses that provide goods and services.
2. Enhance multi-modal connectivity through new bike lanes and trails.
The commission agreed to strike the word "new" from the strategy.
3. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control facilities within all new development.
No objections from Commission on the goal. Request to fix grammar by removing the word "and" between utilities and parks and a spelling correction from "trials" to trails.

GOAL D: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY CITIZENS.

No objection from Commission on the goal or Implementation Strategies.

GOAL E: PROMOTE COLLABORATION WITH THE YAVAPAI-APACHE NATION.

No objection from Commission on the goal.

Implementation Strategy:

1. Consistently communicate with the Yavapai-Apache Nation about areas of common interest and benefits to meet the above goals.
Chairman Davis requested adding the wording "to meet the above goals".
2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

No objection from Commission.

Chairman Davis requested adding Goal E and Implementation Strategies to the Middle Verde Character Area. Commission unanimously agreed on the request.

6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the McCracken Character Area.

Councilman Bruce George inquired about the aggregates and mining in the Character Area and if it should be included as well. After discussion from the public and Commission members, staff was directed to research how other businesses were addressed in other Character Area's to handle the matter with consistency.

Jenkins read each goal and implementation strategy for Commission.

GOAL A: RETAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA.

Commission agreed to replace the word "Retain" with "Maintain".

Implementation Strategy:

1. Maintain low density rural development.
Commissioner Burnside questioned if the implementation strategy posed a conflict with the descriptions of the PUD for the area. Staff was directed to research this matter and return back to Commission for further discussion.
2. Promote agricultural uses allowing community gardens and ancillary limited commercial activities such as farm stands and farmer markets.
Commissioner Freeman requested that the statement from the Pecan Lane Character Area be used for consistency.
3. Encourage a land use that limits manufactured housing.
Commission discussed possible limitations in the area limiting manufactured housing.
4. Enhance multi-modal connectivity through new bike lanes and trails.

After discussion regarding all the implementation strategies, Commission agreed to the following:

1. Maintain low density rural development.
2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of Camp Verde.
3. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
4. For new construction, encourage site-built housing.
5. Enhance multi-modal connectivity through bike lanes and trails.

GOAL B: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHECT AND HAPITAT AMENTITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Protect and preserve dedicated open space areas in their natural state.
2. Preserve scenic view corridors.
3. Develop and adopt setback and height guidelines to preserve and maintain scenic view sheds.
4. Discourage development that encroaches non-private property.

Commission discussed the goal and determined that Goal A from the 260 East Character

area should replace Goal B for the McCracken Character Area with additional changes and shall read:

ENCOURAGE THE PRESERVATION OF NATURAL, OPEN HILLSIDES, VEGETATION AND HABITATS ON CURRENT FOREST SERVICE LAND, TO RETAIN THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Consistently communicate with the Forest Service about the community's desire to maintain scenic view-sheds and open space. Encouraging the preservation of dedicated open space areas in their natural state.
2. Preserve scenic view corridors.
3. Encourage any necessary grading and re-contouring to preserve the natural character of the hills and minimize the removal of significant vegetation.

Staff was directed to review the 260 East Character Area Goal A, Implementation Strategy 3 for consistency purposes.

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

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.

There was no objection to the goal or strategies listed for Goal C.

7. Adjournment

On a motion by Blue, seconded by Parrish, the meeting adjourned at 7:20 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 11th day of December, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8 of January, 2015.


Marie Moore, Recording Secretary