

**MINUTES
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY MARCH 12, 2015
6:00 PM**

1. Call to Order

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

2. Roll Call

Vice Chairman Freeman, Commissioners Blue, Burnside, and Norton.

Absent: Chairman Davis and Commissioners Parrish and Hisrich.

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

3. Pledge of Allegiance

Vice Chairman Freeman 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:

February 12, 2015 – General Plan Work Session

February 26, 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time:

March 26, 2015 – General Plan Work Session

On a motion by Burnside, seconded by Blue, the Commission unanimously approved the Consent Agenda.

5. Discussion, Public Input and Commission Consensus on the introductions for ten Character Areas.

Asst. Planner Jenna Owens reviewed each area with Commission:

Downtown

Camp Verde's downtown did not become a commercial and residential district until the late 1890's. Prior to that the area was part of the Fort Verde Military Reservation. By the early 20th century, Main Street boasted a general store, saloon, boarding house, blacksmith shop, barber shop a handful of homes and the community's first school, located in what had been the hospital for Fort Verde. In 1909, the Lower Verde Reservation was added at the south end of Main Street. A "Town Site" was platted in 1918.

Today's residential section is an eclectic collection of bungalows, cottages, manufactured and site-built homes making up a high density neighborhood. Downtown Character area is envisioned as a pedestrian friendly commercial corridor with entertainment venues, shops and restaurants. It is also home to the Town of Camp Verde's government offices.

In 2003, when State Route 260 bypassed the downtown, funds were allocated for a beautification program which constructed the sidewalks, curb, gutter and landscaping that defines the current streetscape. Additional plans have been made to create a trail that links the downtown commercial area with the library and Rezzonico Family Park, which is located at the north end of the character area and adjacent to the Verde River.

Commissioner Norton questioned if the commission was discussing the content of Character Area's or if they would be finalizing word usage. Asst. Planner Owens indicated that content was being reviewed during the meeting.

Commissioner Burnside indicated that he felt the word eclectic should be replaced with a better synonym. Tom Pitts recommended that adding the day of incorporation for the Town. Burnside suggested including that recommendation in a statement at the end of the document.

Cathy Davis indicated that the subcommittee envisioned the introduction as a half page with a photo. Norton suggested trying to figure out better word usage at another time and requested including verbiage regarding the State Park.

It was the consensus of Commission to add the incorporation date in the document and replace the word eclectic with the word diverse.

Commission directed staff to take all recommendations back to the subcommittee for "word-smithing" and revision with the addition of commission recommendations.

Commission also suggested embellishing the information regarding the library and Rezzonico Park.

Clear Creek

Located at the southeast end of Camp Verde, the Clear Creek Character Area is defined by two distinguishing elements, the Verde Lakes Subdivision along the creek and the White Hills which overlook the area from the north. With the exception of its eastern border with the Quarterhorse and Rio Rancho Character Area, Clear Creek Character Area is surrounded by Forest Service land. Straddling the lower reaches of West Clear Creek, the Verde Lakes subdivision is a high density neighborhood defined by a mix of modular, manufactured and site built homes. The Town of Camp Verde acquired ownership of several lots along the creek after repeated flooding

The White Hills portion was known as the "Garden Reservation" after it became part of the Fort Verde Military Reservation in 1887. Soldiers farmed the area along the creek for several years. Two irrigation ditches constructed in the late 1800's still serve properties in the area. A defining feature of the upland landscape, the White Hills were formed from the sediments laid down by a freshwater lake that existed between 10 and 2 million years ago.

In 1912, two wells were drilled in the area after a noted geologist speculated there was oil to be discovered. Both came up dry. Today the only significant commercial enterprise is a gypsum mine that supplies the cement plant in Clarkdale.

Commissioner Norton suggested last sentence of 1st paragraph should be deleted as well as the last sentence of the last paragraph because he felt that it isolates only one enterprise and suggested deleting it as well.

It is the consensus of the Commission that if the Gypsum Mine is to be included other businesses should be as well.

Norton suggested more inclusion of Clear Creek.

Quarterhorse and Rancho Rio Verde

The Quarterhorse and Rancho/Rio Verde Character Area is considered one of the most beautiful residential areas of town, comprised of mostly custom homes built on large irrigated lots and or acreage. It is and bordered by the Verde River, West Clear Creek and Forest Service property. It is also home to the original settlement in the Verde Valley, the Historic Clear Creek Church and the Clear Creek Cemetery, the last resting place of many Camp Verde pioneers.

Like the Salt Mine and Pecan Lane Character Areas, the Quarterhorse and Rancho Rio Verde Character Area is an integral part of irrigation fed green belt that defines the streams and adjacent properties that flow through Camp Verde.

Unique to the character area are the open spaces and abundant farm land, legacies to the community's rich agricultural past. In fact, the original 200 acre farm cleared by the first settlers remains a farm to this day. It is a landscape that continues to offer opportunities as the popularity of boutique wineries and local agriculture continues to grow.

Commissioner Burnside indicated that the 3rd sentence has a typo "and" should be removed.

Commissioner Norton indicated that this character area has been written nicely and suggested that the other areas mimic such wording.

Commissioner Blue suggested including commercial industries to include farmers markets, wood yard, and other commercial industries.

Councilman George requested that the pecan farms be included.

Freeman indicted that this was written in a very appealing manner
Commissioner Burnside suggested removing the first part of paragraph 2 and to begin at "Quarterhorse."

Salt Mine

Named for a deposit of salt laid down 2 million years ago by a receding freshwater lake and eventually mined by the prehistoric and historic occupants of the area, the Salt Mine Character Area comprises a distinctive view-shed of Prescott National Forest and Arizona State Land open space and riparian greenbelt. Seen from Interstate 17 as the highway passes down Copper Canyon, the Salt Mine Character Area is for many their first view of Camp Verde.

The residential neighborhoods, which follow the path of the Verde River, are a mix of high density subdivisions, small farms, ranchettes and custom homes on varying size lots. Because the area was the closest tillable land to the military reservation, the remnants of Camp Verde's rich agricultural past are dominant in the Salt Mine Character Area

Although the salt mine provided employment for many Camp Verde residents during the Great Depression, it is today a curiosity to rock hounds and a sacred site for Native American people. Since the mine closed in 1934, economic activity in the area has been limited to agriculture and ranching. Serviced the Verde Ditch, which dates back to 1868, the character area still supports pecan groves, cattle pastures and roadside farm stands.

Commissioner Norton requested revision of paragraph 1 as it is a compound run on sentence.

Commissioner Burnside requested adding that the mining equipment can be found at the Smithsonian. Burnside also questioned the sentence indicating the "...rich agricultural past are dominant..."

Commissioner Freeman would like to change the 4th paragraph to mention more about the history and heritage of the mine.

Pecan Lane

The Pecan Lane Character Area is defined by a towering row of stately pecan trees planted in 1927-1928. So spectacular, it was added to the National Registry of Historic Places in 2002 as a Rural Historic Landscape. The nearly century-old trees provide a canopy of shade all summer, a scenic drive during the when their leaves turn gold and a favorite place to search out pecans as when they begin to drop in winter.

The area is bordered on the east by Wet Beaver Creek and the White Hills of the Prescott National Forest and along the south by the Verde River. It includes Cliff Castle Casino, owned and operated by the Yavapai-Apache Nation, the Camp Verde Unified School District complex and Hauser and Hauser Farm, an iconic open space for which an effort is currently underway to establish a conservation easement. Commercial growth is planned along Middle Verde Road and Montezuma Castle Highway.

The southern half of the character area is served by the Eureka Ditch, the newest of Camp Verde's irrigation canals, built immediately after the government opened the area to settlers in 1895. Overlooking Wet Beaver Creek and the Verde River is a distinctive white rock mesa that offers outstanding views of the Town.

Commissioner Freeman suggested including road side stands as well as Jackson Flats View Shed.

Commissioner Norton suggested removing "wet" from Beaver Creek. Commission discussed the removing specific names of businesses and the specifics put toward the establishment of a conservation easement.

Tom Pitts indicated that although the casino isn't in town jurisdiction, it is a link to the town and feels it would be beneficial to include information regarding the enterprise. Commissioner Burnside suggested defining and identifying the area that the last sentence in the second paragraph refers too.

Commissioner Freeman suggested adding "limited commercial growth".

Commissioner Burnside requested that uses and areas are identified as done in other areas.

Middle Verde

West of Interstate 17, north of State Route 260 and adjacent to the Yavapai-Apache Middle Verde Reservation lies the Middle Verde Character Area. Like nearly all the land west of I-17, the character area was once part of the Rio Verde Indian Reservation, created in 1871 and dissolved just four years later. At 900 square miles it was once largest Indian reservation in Arizona.

The two dozen residential communities within the character area are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The OK Ditch, Verde Ditch and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. The uplands are defined by the stark White Hills that provide the northern boundary.

What land is not residential is for the most part Forest Service property, limiting the commercial opportunities in the character area. Nevertheless, plans are underway for a boutique vineyard and the Yavapai-Apache Nation operates a thriving recreational vehicle park on property adjacent to Interstate 17.

Commissioner Burnside suggested mentioning "Exodus" as it is an important historical fact that is still recognized.

Tom Pitts suggested the adding of a few words for word flow such as "the" in the last line and "Nation".

Commissioner Burnside suggested including the Yavapai Apache Nation more than has been and especially in this area.

Cathy Davis indicated that she felt this character area doesn't have a strong opening statement and could use revision.

Councilman Bruce George recommended the mention of Rainbow Acres.

Commissioner Norton indicated he didn't find the last paragraph appealing and there are more positive things that include regarding heritage and the Yavapai Apache Nation that would assist the paragraph.

McCracken

The smallest of the eight character areas, McCracken is tucked against the White Hills on the north, State Route 260 on the south, open space on the east and the Verde River on the west. What land within the character area that is not residential is managed as open space by the Red Rock Ranger District of the Coconino National Forest. There is no commercially zone property within the McCracken Character Area.

In the late 1880's a group of resident contemplated the creation of the Enterprise Ditch, which if completed would have watered much of the land within the character area. The proposed ditch was among the largest ever contemplated and the only major irrigation project for which a water right was applied for but was never completed.

The residential properties are all low density, varying in size from an acre to more than ten acres. Many of the properties extend into the meander land along the Verde River offering private access to the riparian corridor along the Verde River.

Tom Pitts commented on some grammatical corrections.

Commissioner Freeman suggested rewording paragraph 1 to be more positive and either shortening or removing paragraph 2.

Commissioner Norton suggested removing the last two sentences of paragraph 1.

Commissioner Burnside indicated that he didn't feel it was necessary to describe the area as the "smallest" as no other areas are described in comparison.

It was the consensus of the Commission to speak with residents in the area to find out more information regarding the area for more descriptive wording.

260 East

The 260 East Character Area consist of a mosaic of Forest Service land, The Verde Ranger Station of the Prescott National Forest, an 80 acre tract owned by the Camp Verde Unified School District, the Town of Camp Verde's wastewater treatment plant and a 118-acre parcel the Town of Camp Verde has designated for a future Community Park.

There is also a commercially zone area on the south side of State Route 260 with a developed business park and numerous available commercial lots. There are no residential properties within the character area.

Although it sounds like an unlikely combination, the 260 East Character Area has a good deal of potential for future recreational facilities. The 118-acre community park plans call for soccer-football fields, baseball fields, trails, equestrian facilities and other outdoor recreational amenities.

Like the adjacent McCracken Character Area, views consist of the White hills to the north and the Verde River's tree-lined canopy to the west and south.

Commission discussed that there are residences in the area, but no residentially zoned areas.

Commissioner Norton requested removing the wording that begins the last paragraph as he feels it is negative and not appealing for potential businesses.

Commissioner Burnside suggested including historic trails in the area.

Commission discussed that views coming into the area should be included in the general plan.

260 West

When the Town of Camp Verde incorporated in 1986, a line was drawn out State Route 260 west of Interstate 17 with the intention of developing a commercial corridor along the roadway. The intention has moved closer to reality with the Arizona Department of Transportation's decision to fund a road widening project that will take place between 2016 and 2018.

Over the years a number of businesses have been established along the roadway and along Old State Route 279, which parallels SR260. The list includes a wildlife park production wineries, aggregate mining, construction and trucking companies, storage facilities and an indoor shooting range. In addition, Yavapai County has built a road department facility and a justice facility at Cherry Road, which includes a sheriff's substation, courts, a jail complex and county offices. The Yavapai Apache-Nation has also eyed the corridor as it seeks economic opportunities for its people.

Although residential properties are sprinkled throughout the character area, the six mile long 260 West corridor, which parallels the Verde River on the northeast border and borders Forest Service land on the southeast, is seen as the Town's largest business corridor. Six roundabouts planned for the roadway will provide access to approximately 2,000 acres of commercial and industrial property on the north and south side of the roadway. State Route 260 also accesses the Prescott National Forest, including the Hayfield Draw OHV Recreation Area.

Commissioner Norton suggested the last paragraph would be more suitable as a first paragraph with some editing. Norton indicated the middle paragraph needed revision including the lack of attention given to the Yavapai Apache Nation.

Chairman Davis had suggested in written request to include the new sewer, etc. Freeman suggested using more descriptive wording for the area information.

Finnie Flat

Named for the Finnie family, early pioneers to the Camp Verde community, this character area is viewed as both a residential and commercial growth area for the town. In fact, it already contains some of the community's newest and largest residential subdivisions along with numerous commercial businesses.

The character area is bordered on the north by the Verde River and on the west by State Route 260 and Interstate 17 and on the south by the Prescott National Forest. The intersection of SR260 and I-17 has long been a commercial hub for the town, with numerous motels, restaurants, shops and gas stations catering to tourists and residents alike. A new campus for Northern Arizona Healthcare at the intersection of Finnie Flat Road and State Route 260 has become a stimulus for other new business.

The Industrial Drive section, is home to several heavy commercial businesses and has the advantage of being located directly off Interstate 17. Plans call for the future development of residential subdivisions and commercial properties that are part of the Simonton Ranch development, a new home of the Verde Valley Archaeology Center and a riverfront trail.

Commissioner Burnside suggested removing the last sentence in second paragraph.

Councilman Bruce George indicated he would like to see the archeological center get its own paragraph.

Commissioner Freeman suggested including the history and culture of the Pueblo land. Commissioner Norton indicated he felt it was good to refer to the medical center as when people consider moving to an area, having a medical center is an attraction.

Commissioner Freeman questioned if high speed internet should be included.

Commissioner Norton questioned if there is more that could be included in the description.

Commissioner Blue stated that he would like to see a re-write coming from the subcommittee as he feels they are aware of the route the commission is trying to go.

Commissioner Freeman feels that residents and businesses in the area should be contacted and included.

6. Discussion, Public Input and Commission Consensus on Chapter 3, Land Use.

On a motion by Burnside, seconded by Norton, Commission voted unanimously to set item 5 on the agenda for the meeting scheduled on March 26, 2015.

7. Adjournment

On a motion by Burnside, Seconded by Norton, the meeting adjourned at 7:57pm.


for VC Freeman

Vice Chairman Freeman



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 12th day of March, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9 of April, 2015.



Marie Moore, Recording Secretary