

**MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**PLANNING & ZONING COMMISSION**  
**TOWN OF CAMP VERDE**  
**COUNCIL CHAMBERS · 473 S. MAIN STREET ROOM 106**  
**THURSDAY, MARCH 26, 2015 at 6:30 p.m.**

Minutes are a summary of the discussion. They are not verbatim.  
Public input is placed after Commission discussion to facilitate future research.

**1. Call to Order**

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

**2. Roll Call**

Chairman B. J. Davis, Commissioner Hisrich, Blue, Parish and Burnside are present.

Vice Chairman Freeman and Commissioner Norton were not present.

**Also Present**

Community Development Director Michael F. Jenkins, Assistant Planner Jenna Owens, and Recording Secretary Lynn Riordan.

**3. Pledge of Allegiance**

Commissioner Blue led the pledge.

**4. Consent Agenda:**

After discussion and upon a motion by Commissioner Burnside, seconded by Commissioner Blue, the commission unanimously voted to approve the Consent Agenda with the following corrections/amendments:

**a. Approval of Minutes: February 5, 2015 General Plan Work Session**

Chairman B. J. Davis requested the February 5, 2015 Minutes be corrected (No. 7) to read "Chairman B. J. Davis attended a public meeting held by Steve Ayres at the Crystal Lattice..."

**b. Set next meeting, Date and Time**

Commissioner Burnside requested the next meeting, Date and Time be corrected to read "April 2, 2015 – Special Session".

**5. Discussion, Public Input & Commission Consensus on Chapter 3, Land Use.**

Chairman Davis advised that the CHAPTER 3 LAND USE has been updated to include a vision statement, introduction of Character Area amendments, statement of Character Areas, appendix and definitions.

After commission discussion and consideration, including input/comment from Mike Jenkins and public comment and suggestions from Tony Gioia, Brenda Hauser and Tom Pitts, for the clarification of purpose, correction of language and sentence structure, it was the consensus of the commission to modify CHAPTER 3 LAND USE as follows:

VISION STATEMENT (P 3.1, paragraph 1, sentence 2) modified to read: Camp Verde embraces its existing business community and welcomes new businesses and the need to develop commercial opportunities for its citizens. *No other changes to VISION STATEMENT.*

INTRODUCTION (P 3.1, paragraph 1, sentence 2 and 3) modified to read: Camp Verde has identified 10 Character Areas that have been defined by common unifying characteristics of its neighborhoods and/or land area, including physical characteristics, historical use, current land use patterns, environmental qualities and cultural identities. Land use decisions are made on whether they will uphold or strengthen the character of each area. *No other changes to INTRODUCTION.*

CURRENT LAND USE CHARACTER (P 3.2, paragraph 1, sentence 2 and 3) modified to read: Its lush riparian areas are visually appealing and provide habitat for several species of migrating birds and indigenous wildlife. Tourists come year round to Camp Verde not only because of its great beauty and nostalgia, but also because of the Fort Verde State Historic Park and nearby Montezuma Castle National Monument, which attract many national and international visitors annually. *No changes to Table 3.2*

(P 3.2, paragraph 6, sentence 1, 2, and 3) modified to read: East of Interstate 17 on State Route 260 to Finnie Flat Road, the land use is presently commercial. With State Route 260 West of Interstate 17 undergoing expansion with \_\_\_\_ (*# of intersections to be researched and provided by Mike Jenkins*) new intersections and four lanes, the improved traffic flow will make this location suitable for higher intensity commercial uses. The existing availability of water, electric, natural gas and fiber optics and the addition of sewer service and high-speed internet will make this improved corridor a key area for new commercial development. Other prime commercial areas are Finnie Flat Road, Downtown, 260 East and Middle Verde Road near I-17. *No changes to*

*Table 3.2*

(P 3.3, paragraph 3, sentence 2) modified to read: The entertainment district is a specific area in downtown Camp Verde designated by the Town Council wherein certain permitting exceptions may be allowed. *No other changes to CURRENT LAND USE CHARACTER.*

AMENDMENTS TO THE CHARACTER AREA LAND USE GOALS *No changes to Table 3.4.*

At the request of Commissioner Burnside, Major Amendments will be placed on the next Work Session Agenda. Mike Jenkins will research Town Code, designated growth areas and density transfers and provide current information to the Commission.

(P 3.6, paragraph 2) is deleted in its entirety. *No other changes to AMENDMENTS TO THE CHARACTER AREA LAND USE GOALS.*

IMPLEMENTATION GUIDELINES (P 3.6, paragraph 1, sentence 1) modified to read: The Character Areas do not reflect the intended zoning of individual parcels, but rather generalized desired future land use. *No other changes to IMPLEMENTATION GUIDELINES.*

GENERAL DEFINITIONS P 3.8, paragraph 1, sentence 1 & 2) modified to read: Character Area – Character Area is the term given to an area-based approach to land use planning. It is an approach that identifies and interprets the notable qualities and historic features that unite like neighborhoods and/or land areas. *No other changes to GENERAL DEFINITIONS.*

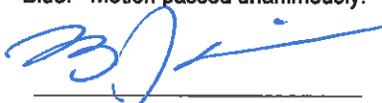
**6. Discussion on the General Plan Work Session Schedule**

Chairman Davis advised that the Commission is currently slightly behind schedule with the General Plan, and he feels it is critical to get back on schedule so that the General Plan can be prepared for the public before ratification. In order to get back on schedule, the Commission will consider two Character Areas per Work Session beginning next month, and if necessary, an additional P & Z Work Sessions will be scheduled. Chairman Davis will prepare and submit to each Commission a revised schedule for consideration at the next Work Session.

Commissioner Burnside requested the meeting be opened up for discussion on the Simonton Ranch Amendments and Development Agreement. Chairman Davis advised that the Simonton Ranch Development Agreement was not on the Agenda for this meeting. Mr. Jenkins advised that the development agreement is between the Town and the developer, and it will placed on the P & Z Commission Agenda after review by the Town Attorney, and when it is ready for P & Z consideration.

Commissioner Burnside requested the Commission put an item on the Agenda each meeting that allows the Commission to discuss matters that are not specifically stated as Agenda Items.

**Adjournment.** Commissioner Hisrich made a motion to adjourn the meeting at 8:06 p.m. Motion seconded by Commissioner Blue. Motion passed unanimously.

  
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Chairman B. J. Davis

  
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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 and Zoning Commission of the Town of Camp Verde during the Work Session held on March 26, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 9<sup>th</sup> day of April, 2015.

Lynn Riordan, Recording Secretary

  
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Lynn Riordan