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AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, JANUARY 23, 2014 at 6:00 P.M.

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public 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.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes:**
   January 09, 2014 – Work Session

5. **Protocol on agenda items & Work Session processes.**
   Chairman Davis

6. **Review of the intent of the General Plan Update.**
   Chairman Davis

7. **Commission consensus for the approval of the Pecan Lane Character Area from the last Work Session on 1-09-2014.** Chairman Davis

8. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the "Middle Verde" Character Area.**
   The public is encouraged to give input. Staff: Michael Jenkins

9. **Adjournment**

Posted by: _____ Date/Time: 1-16-14 1:00 PM

Note: Pursuant to A.R.S. §38-431.03.A.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 the Town Clerk.

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Draft Minutes
AGENDA WORK SESSION - GENERAL PLAN UPDATE PLANNING & ZONING COMMISSION COUNCIL CHAMBERS · 473 S. Main Street, Room #106 THURSDAY, JANUARY 9, 2014 at 6:00 P.M.

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public 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.

1. **Call to Order**
   Chair Norton called the meeting to order at 6:00 P.M.

2. **Roll Call**
3. Chair Norton, Vice Chair Blue, Commissioner Hough, Commissioner Davis, Commissioner Parrish and Commissioner Freeman were present, Commissioner Hisrich was absent.
   Also Present
   Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Permit Technician Kendall Welch

3. **Pledge of Allegiance**
   The Pledge was led by Commissioner Davis.

4. **Approval of Minutes:**
   December 12, 2013 - Work Session
   On a motion by **Commissioner Hough**, seconded by **Commissioner Davis**, the Commission voted unanimously to approve the minutes of December 12, 2013 as submitted.

5. **Discussion, consideration and possible election of officers.**
   Chair Norton opened this item to give some insight on the purpose of the changing of Chair and Vice Chair to the Commission. He would like to have these positions rotated to give everyone the experience as Chair and Vice Chair. He was very appreciative of the time he represented the Commission as the Chair.
   Nominations for Chair
   On a motion by **Commissioner Blue** he nominated Commissioner Davies to term of Chair, the motion was seconded by **Chair Norton.**
   On a motion by **Commissioner Hough** he nominated current Chair Norton to another term of Chair; the motion was seconded by **Commissioner Davis.**
   Commission Vote:
   On the motion to appoint Davies as Chair there were three ya and three nay.
   On the motion to appoint Norton as Chair there were three ya and three nay.
   The nomination for Chair was settled with a coin toss, Davis chose heads, Norton tails. Coin toss revealed heads, confirming the nomination of Commissioner Davis as Chair.
   Nomination for Vice Chair
   On a motion by **Commissioner Hough** he nominated Commissioner Norton to term of Vice Chair, the motion was seconded by **Commissioner Blue.** The

Commission voted unanimously to appoint Commissioner Norton as Vice Chair.

6. **Discussion, Public input &. Commission consensus for proposed residential densities & land uses other than residential for the "Pecan Lane" Character Area.** The public is encouraged to give input.
Staff: Michael Jenkins

Community Development Director Mike Jenkins opened this item with an update of the subcommittee meeting that met the prior week, which included citizens from the proposed Pecan Lane Character Area. He told the Commission that the subcommittee's members had a straight forward discussion and had numerous citizens attend. **Jenkins** pointed out that in the audience were three representatives from the committee to speak to the Commission about the findings of the subcommittee. The representatives were **Suzy Thompson, Jane Whitmire** and **Kathy Davis** and in addition to that, the Nation sent **Donna Nightpipe** to represent the Nation. The Nation would like to participate because of the commercial aspect of the 1-17 and Montezuma Castle Highway which involved the Nations trust lands. **Jenkins** then invited **Jane Whitmire** to speak to the Commission.

Jayne Whitmire told the Commission that she and members of the subcommittee are still a bit confused on the real concept of a Character Area, and they are very much appreciative of the direction and understanding they have received from **Jenkins** and the Town staff. **Whitmire** said she understands the Character Area is mostly to help expedite development in the community. **Whitmire** then pointed out some items in the Pecan Lane Character Area identified from the subcommittee to recommend changes in the description and verbage of the Character Area.

- ✓ Pecan Lane is on the Historical Registry as the Pecan Lane Rural Historic Landscape and suggested to reflect that as the Character Area's name.
- ✓ Add the Pecan Lane Rural Historic Landscape to the point of interest column of the table.
- ✓ The identification of the Verde River should be added in the physical description and/or points of interest in the Character Area's table and all of the other Character Areas.
- ✓ In the Character Area's table under the neighborhoods there is no recognition of the homes on Pecan Lane because they don't fall into a designated neighborhood or subdivision. The table should also reflect these homes.
- ✓ More description of the major roads besides the Montezuma Castle Highway, Pecan Lane is also known as Montezuma Castle Highway so the committee would like to see both mentioned.
- ✓ Points of interest should also include the Yavapai Cultural Museum across from the Casino and the Montezuma National Monument.
- ✓ A better understanding of why the Jackson Flats area was added into the point of interests.
- ✓ **Whitmire** and **Davis** would also like to offer their services of editing any documents that pertain to the General Plan or as the Commission would like to suggest.

Chair Davis then asked **Kathy Davis** to speak to the Commission for other comments that she had and items she wanted the Commission to consider. **Davis** opened her comments by first thanking Staff for the clearly written documents that helped the subcommittee better understand the Character Area's draft proposal.

- ✓ **Davis** expressed to the Commission her concerns over the preferred density column of the table. She would like the Commission and Staff to consider changing the agricultural encouragement to open space being strongly encouraged. This encouragement would fit well with the proximity of the Forest Service to the Character Area's eastern boundary. **Chair Davis** asked for clarification from staff the difference between agricultural and open space. **Jenkins** told Davis and the Commission that agricultural is encouraged

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throughout the entire town. To designate open space within the Town, the town would have to embark on processes required by the state. A town or city can't designate open space without the State's process, but we can encourage open space.

- ✓ **Davis** also added that she feels each of the Character Area's physical descriptions should bring a sense or feeling of the area. **Jenkins** wanted to add to this point by letting the audience and Commission know that the table wasn't the only area in the General Plan that would better identify the Character Area. If all texts were included on the table then the document would need to be larger to accommodate all the verbiage. This newer General Plan will mirror the current General Plan with pages to follow to give a more defined description of each of the Character Areas. **Vice Chair Norton** asked in clarification that a narrative page would back up and support the Character Area map and table. The Town's **Assistant Planner Jenna Owens** then told the Commission that it was suggested by the subcommittee to have a separate page for each Character area which would be followed by a map and narrative page. This would make for easier reading then to have numerous Character Areas on one large page.

Chair Davis then asked **Suzy Thompson** to offer her suggestions.

- ✓ **Thompson** asked staff and the Commission why there isn't real zoning for agricultural? **Commission Hough** responded by telling the history of the beginnings of the Town and how the Town inherited the zoning handed down by the County when the Town incorporated. He felt that the zoning was mostly created around a tax base and agricultural zoning tax would be minimum compared to other zonings.
- ✓ **Thompson** also asked why the Character Area didn't include any types of zoning with in the Forest Service lands that were located in the Town's boundaries. **Vice Chair Norton** added that he was aware that the Forest Service is also doing a rewrite on their Forest Plan and encouraged the citizens to be involved in that process. This is a good time to let the Forest Service know where the public would like to have trails and open space for the rewrite of their Forest Plan. **Jenkins** told that group that just like the Nation lands the Town of Camp Verde has no jurisdiction over Forest Service land even within the Town's boundaries. **Jenkins** also added that in the past the Town has asked the Forest Service to be involved in the process of land use but they really didn't want to be involved because of the transparency of letting the citizens decide land use and not the Federal Government. **Jenkins** told the Commission that he will reach out to the Forest Service for any thoughts or ideas they may want the community to consider during this process because of the location of the Forest Land being close to and in the Town. Before closing the discussion of the subcommittee findings **Chair Davis** asked if there was anyone else from the public that would like to speak. At this time **Tony Gioia** mentioned that the definition of open space was to help preserve scenic views and recreational uses of a land for the future. If a Character Area has an open space there's not a problem describing that in Character Area's description as long as it isn't described as a land use. **Jenkins** wanted to make it clear to the Commission that if the table identifies Open Space as being encouraged then that would be a land use designation for the Character Area. **Gioia** then told the Commission that he has seen many communities use both maps, which are the land use and Character Area together. **Jenkins** said that we can encourage open space but we can't designate it as a land use without meeting the State requirements. The Commission did direct staff to add verbiage to strongly encourage open space in the density column of the table.

Rob Witt also approached the Commission regarding a possible commercial aspect along Montezuma Castle Highway. He told the Commission that commercial uses along Montezuma Castle Highway from the south side of the Castle to Apache Trail

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could result in an economic benefit to the community. **Jenkins** told the Commission; even though this is mostly Forest Service land that a commercial land use could be designated there for the future and would become active once this land became private land. **Commissioner Hough** stated that he believes if this land did go private that the citizens, P&Z Commission and Town Council, at that time, would be the bodies to designate the zoning and land use and wouldn't need to be addressed at this time.

Motions and Discussions of Changes to the Table for the Pecan Lane Character Area

A motion was made by **Commissioner Hough** to change the wording in the fifth column to state "The following non-residential Zoning Districts are encouraged. C2 located "ON" (deleting "AT") the north end of Montezuma Castle Hwy. and Interstate 17. And to also add in the fifth column that "Open Space is strongly encouraged."
Discussion on motion: concerns from the Citizens and staff that the C2 area wasn't defined for direction at a later use. **Chair Davis** said that this can stay open for now and give flexibility to the complete north end; there is a possibility that the east or west side areas could become private lands. **Gioia** told the Commission that this could be a prime example of keeping two maps in the General Plan, the Land Use and Character Area.
Motion was seconded by Commissioner **Freeman,** the Commission approved by majority of vote, four yay and two nay.

A motion was made by **Commissioner Hough** to add the major roads of Camp Lincoln and Apache Trail to the major roads column of the table, motion seconded by **Vice Chair Norton**, Commission unanimously approved.

A consensus of the Commission was made to have the new General Plan to include for each Character Area, a map, the table and an additional page with detailed narratives including a photo and a more descriptive feeling or sense of the area.

A motion was made by **Commissioner Hough** to add the Pecan Lane and Beaver Creek to the neighborhoods column of the table, motion seconded by **Commissioner Freeman**, Commission unanimously approved.

A motion was made by **Commissioner Freeman** to add more descriptive verbiage to Jackson Flats and the name change from Pecan Lane Historic Landscape to Pecan Lane Rural Historic Landscape to the point of interest column of the table, motion seconded by **Commissioner Hough**, Commission unanimously approved.

A motion was made by **Commissioner Freeman** to change the Character Area's name from Pecan Lane to Pecan Lane Rural Historic Landscape, motion seconded by **Vice Chair Norton**, Commission unanimously approved.

A motion was made by **Vice Chair Norton** to add Verde River, Beaver Creek, Eureka Ditch and other agricultural interests such as Houser Farms to the point of interest column of the table, motion seconded by **Commissioner Hough**, Commission unanimously approved.

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7. **Adjournment**

Before the adjournment there was a consensus from the Commission to address the Middle Verde Character Area in the next Work Session.

On a motion by **Commissioner Hough**, seconded by **Commissioner Blue**, the Commission voted unanimously to adjourn the work session at 7:55 P.M.

_____

B.J. Davis, Chairman

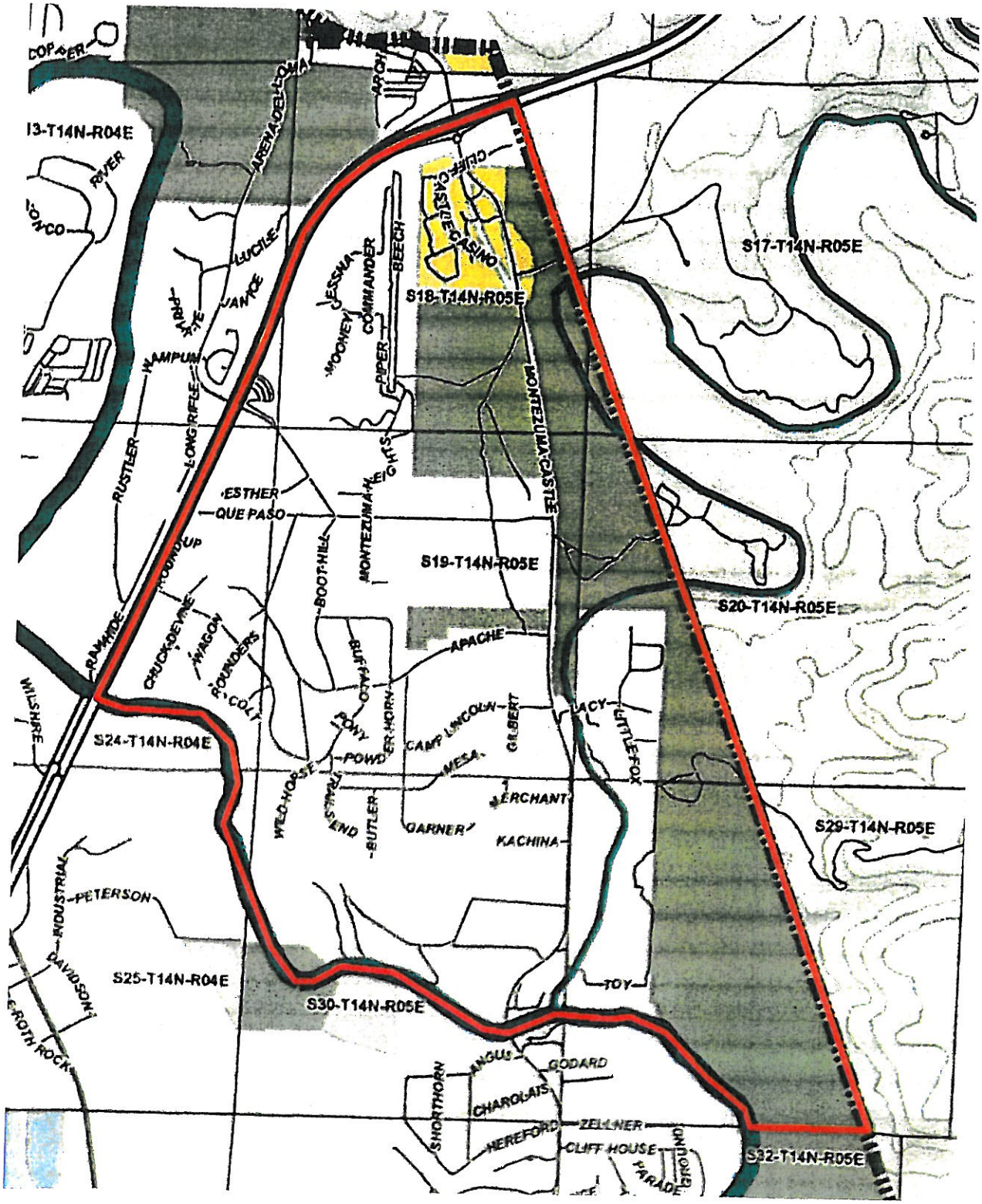
_____

Rita Severson, Recording Secretary

_____

Michael F. Jenkins – Community Development Director

Pecan Lane

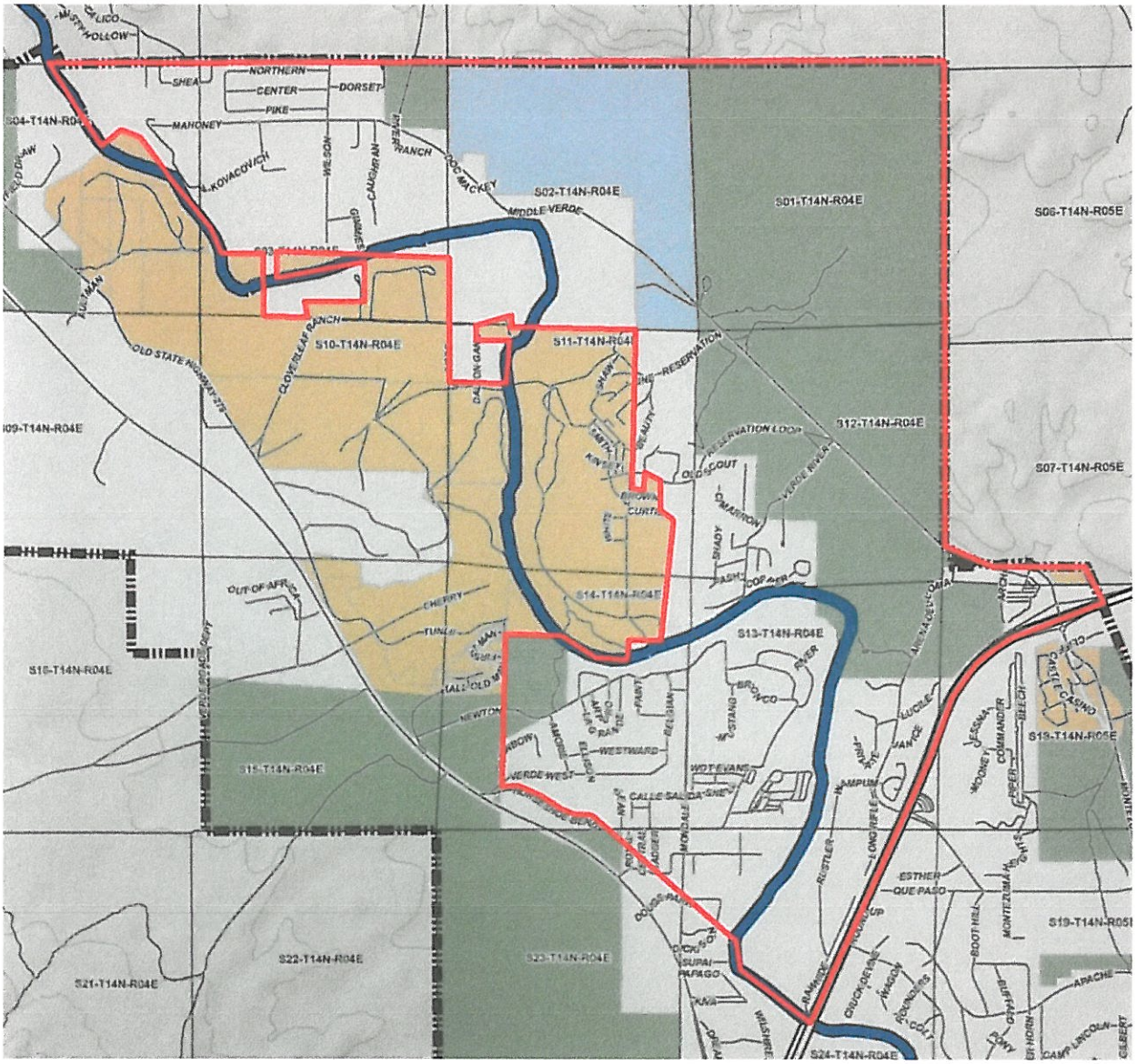


Land Use Character Area DRAFT 01-23-2014

Pecan Lane

NAME	PHYSICAL DESCRIPTION	NEIGHBORHOODS	MAJOR ROADS	POINTS OF INTEREST	PREFERRED DENSITY AND NON-RESIDENTIAL DISTRICTS
Pecan Lane	The Pecan Lane Character Area is bordered on the West by Interstate 17. The east side is the Town boundary which incorporates Forest Service land. The Verde River borders on the south. Primarily residential and agricultural including livestock. This area varies from 2 or more acre lots to medium residential density, site built, modular and manufactured homes. This Character Area is approximately 3.49 square miles.	-Montezuma Heights Air Park Amended -Arena Del Loma Estates -Verde River Meadows -Mesa Verde Estates Amended -Butler Subdivision -Pecan Lane -Beaver Creek	-Montezuma Castle Hwy. /Pecan Lane -Arena Del Loma -Camp Lincoln -Apache Trail	-Pecan Lane Rural Historic Landscape is located on Montezuma Castle Hwy. and is in the National Registry of Historic Places. -Camp Verde Schools -Butler Park -Heritage Skate park -Heritage pool -Montezuma Air Park -Yavapai-Apache Conference Center, Yavapai Apache Cultural Center and Cliff Castle Casino -Entry to Montezuma Castle National Monument and Jackson Flats -Scenic view shed -Eureka Ditch -Beaver Creek -Agricultural interests such as Hauser Farms -Verde River	0 to 1 dwellings per acre. The following non-residential Zoning Districts are encouraged. C2 located on the north end of Montezuma Castle Hwy. and Interstate 17 and abutting Montezuma Castle Hwy. along the west side from Apache Trail to the Casino. Public Facilities Agricultural is encouraged Open Space is strongly encouraged

Middle Verde



Land Use/Character Area DRAFT 01-23-2014

Middle Verde

NAME	PHYSICAL DESCRIPTION	NEIGHBORHOODS	MAJOR ROADS	POINTS OF INTEREST	PREFERRED DENSITY AND NON-RESIDENTIAL DISTRICTS
Middle Verde	This Character Area is approximately 6.51 square miles. The Middle Verde Character Area is bordered on the north and east which incorporates State & Forest Service land and by the Town boundary. The upper southwest portion primarily borders the Yavapai-Apache Trust Land. The lower southwest border is just northeast of the 260 Corridor. ~~The area between this boundary line and SR 260 is in the 260 Corridor and designated for commercial growth.~~ The southeast border is Interstate 17 which goes from the Verde River, northeast to the Camp Verde Town boundary. ~~Primarily~~ The Middle Verde Character Area is comprised of high density residential southwest of the Verde River. Northeast of the Verde River is larger residential property 2 acres or more and agriculture including livestock. The Middle Verde is primarily open space with rolling hills and cliffs with natural drainage southwest to the Verde River.	-Verde River Meadows #2 -Verde Estates -Park Verde Estates Plats 2 & 3 -Las Estancias Units 1-3 -Verde West Acres 1 & 2 -Verde Glen Terrace -Freeway Acres -Equestrian Estates -Buena Vista Estates -Horseshoe Bend Ranches -Liberty Hill Park -Verde River Estates 1-4 -Golden Heights -Two Ponds Estates -River Ranch Estates -Overlook Acres -El Rancho Acres	-Horseshoe Bend -Middle Verde Road -Dickison Circle -Park Verde -Horseshoe Bend -Caughran Road . -Newton Lane -Verde River Drive	-Middle Verde Cemetery -Arturo Neighborhood Park	0 to 4 dwellings per acre The following non-residential Zoning Districts are encouraged: C2 located near Interstate 17 and Middle Verde Rd., west to Arena Del Loma and south to the Forest Service Boundary. Public Facilities Agriculture encouraged Open Space is strongly encouraged