

MINUTES
AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, OCTOBER 10, 2013 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 will be present and will be participants on items five (5) and six (6).** 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**

Chair Norton, Vice Chair Blue, Commissioner Hough and Commissioner Hisrich were present. Absent: Commissioner Davis, Commissioner Parrish and Commissioner Freeman.

This meeting is also a work session with the Town Council.

Also Present

Mayor German, Vice Mayor Baker, Councilor German, Councilor Gordon, Town Manager Russ Martin, Community Development Director Michael Jenkins, Economic Development Director Steve Ayers, Building Official Robert Foreman and Permit Technician Kendall Welch

3. **Pledge of Allegiance**

The Pledge was led by Mayor German

4. **Approval of Minutes:**

September 26, 2013 – Work Session

On a motion by Commissioner Hisrich, seconded by Commissioner Hough, the Commission voted unanimously to approve the minutes of September 26, 2013 as submitted.

5. **Discussion, consideration and possible direction to staff relative to the possible development of "Character Areas".** Staff Resource: Russ Martin/Steve Ayers/Michael Jenkins

Chair Norton began this item by asking Mayor and Council their thoughts on the "Character Areas." Mayor German spoke first.

Mayor German opened up with his statement of apologies to the Commission; he said that the discussion of "Character Areas" wasn't in order of protocol. The Mayor added that he learned of the "Character Area" concept during speaking with others in the community and developers. The Mayor was interested in the "Character Areas" and he and Council instructed staff to look into them. The Mayor went on to explain what he believed "Character Areas" could possibly accomplish for the Town regarding development, which would work in favor of the community.

1. Possibly encourage and motivate Developers.
2. Clearly identify to Developers the Town's desired look in different parts of the Town.
3. Could help keep a type of character in an area and have development enhance the character.
4. It is good timing for the "Character Areas" because of the General Plan update, and with ADOT embarking on the widening of 260.
5. The Mayor encouraged the Commission to consider a tool such as "Character Areas" and he would like to hear the Commission's recommendations.

Town Manager Martin asked to speak for a moment; he was also apologetic to the Commission in earlier meetings with his statement of “we” when referring to the idea of the “Character Areas” which was from the Community not just staff. He added that staff’s direction is heading in the area that the Mayor spoke of which would be to consider “Character Areas” and if they could in fact promote ideas to enhance development.

Economic Development Director Steve Ayers also approached the Commission and Council. Ayers said when he spoke to the Commission at the previous meeting he wasn’t aware of the situation; he thought the Commission was heading in the same direction of staff and he apologized for assuming that. Ayers continued to tell the Commission he believed that the “Character Area” concept would be good for the community because;

1. It would break down the Town using more than one goal and initiative.
2. It could help with the build out of 260 to draw some large commercial that would bring dollars into the community to help financially support other things the community wants and build the job market.
3. “Character Areas” could help developers to accomplish their goals without the need for a major General Plan amendment.
4. “Character Areas” would be beneficial in defining clearly a ten year vision for the Town.

At this time the Chair went back to the Council to continue getting their views and thoughts on the “Character Areas.”

Councilor German told the Commission that she would hope that they would look at the “Character Areas” with an open mind.

Councilor Gordon would like to see a broader flexible plan that is not too restrictive and will keep an area within its original character, giving staff the ability to function with discretion. The idea would be to supply protection without telling property owners what to do.

Vice Mayor Baker told the Commission that the term “Character Area” is just terminology and this idea was used in the current General Plan and the example of that was the 260 corridor. Maybe some of the zoning and codes in place need to be reconsidered.

After concluding the views and thoughts of the Mayor and Council the Chair brought the discussion back to the Commission giving them the opportunity to address the Mayor and Council.

Commissioner Hisrich spoke first, saying that he had read all the materials that were supplied in the meeting packet which included other cities and how they approached “Character Areas,” one being the State of Georgia. This plan from the state of Georgia was very overdone and it did apply more restrictions.

Commissioner Blue said that currently the zoning ordinance identifies areas and there was no need for “Character Areas.” Maybe the General Plan needs some expansion so that staff can accomplish their goals. There are a variety of other needs first such as power and sewer to be in place to attract large retailers; the use of “Character Areas” is too restricting.

6:38 Chair Norton opened the floor for public comment.

Jane Whitmire told the Commission that she did take the time to read the materials supplied with the packet for tonight’s meeting. Personally she is not opposed to “Character Areas” and feels they are appropriate for the Town of Camp Verde. What she has read and understood is the “Character Areas” is a realistic way to tie the whole town together. The “Character Areas” would allow for an opportunity to plan from an intense use to a less intense use, and developers could identify these areas easier.

Bill Jump a developer and affiliated with “Out of Africa” addressed the Commission and Council. He told the group that zoning that is paired up with “Character Areas” provides valuable information to a developer. He added that it is always a pleasure to work with the Town of Camp Verde and would like to understand the process and as a developer he is responsible for the area too, the area should be beneficial to all. He would very much like to see the 260 corridor build out to be a good financial source for the community but at

the same time it can be controlled to create an environment that can be enjoyed by everybody. Mr. Jump is very supportive of "Character Areas" and the flexibility it could add for a developer. Councilor German asked Jump how does a developer handle the infrastructure issues that are lacking on 260? Mr. Jump told the Councilor that he and the Nation would very much like to work with the town on that, getting the infrastructure needed in that area would really intensify the desirability for all types of development.

Tony Gioia approached the podium with great enthusiasm over what he has been hearing from the community. With the 260 corridor building out and the desire of developers wanting to come there and work with the Town of Camp Verde this would also increase the real estate values in the area. He believes the community does support a form of "Character Areas" because of the benefits such as protecting neighborhoods and the environment but also bringing in retail that could increase the job market. The Town citizen's have said in the past they would like to have a Town that could support their children in the future with jobs.

Linda Buchanan told the Commission and Council that she supports "Character Areas" she doesn't believe the example of Georgia's Character Areas would be a role model for the Town but encouraged everyone not to get hung up on words. Avoid the negative and focus on the areas that could benefit from a type of "Character Area." This could be a good opportunity to define some locations in Town, she does support the concept of "Character Areas."

Kathy Davis said because of her experience in the Park Services "Character Areas" are not a new way of defining an area just gives more clarity to what the Town would like to see in an area. She gave an example of Park City Utah, where a subdivision did in fact incorporate part of the Forest Service land into their development to keep the character of the area for future residences.

Perry Haden also addressed the Commission and Council. He informed them that he had taken a NAU class which addressed the commonalities of "what makes a community grow." He said the Town of Camp Verde had all the right growth engines in place,

1. Location between to larger Cities.
2. Highways for accessibility.
3. A beautiful river.

He also thinks there is a need for rules for development but also a mechanism set within the rules to allow flexibility when needed.

7:12 Chair Norton closed public comment.

Chair Norton thanked the Council for being part of the work session. He told the Council that the Commission was concerned that the work they were doing on the General Plan wouldn't be relevant and possibly not meet the Council's vision. The Commission wanted to complete this task and also be able to take the time to get the General Plan to accurately reflect the Council and Committee's goals from the start.

The Mayor thanked the Commission for their openness and for saying what was on their minds. The Mayor said his interest was to build a good system that would be beneficial to the community and developers.

Vice Mayor Baker told the Commission that knowing how P&Z feels was very helpful for her; she also commended the Citizens for taking the time to be involved in this process.

Councilor Gordon insured the Commission that he wouldn't be supportive of hiring a consultant for this task, he believes the talent of the Commission will be suffice to represent what is needed for the Community.

Councilor German said she was so glad everyone came out to express their feelings. She told the Commission that she believes "Character Areas" could play a valuable part in the Town's growth and also would keep the growth manageable.

Commissioner Hough made a motion to direct staff to head toward "Character Areas" and to incorporate into the General Plan.

Discussion on motion; Commissioner Hisrich asked what the motion really was identifying for staff to do? The direction wasn't clear. Chair Norton replied that staff could bring information on how the P&Z could move forward. Jenkins also responded that staff could pull together some examples of different scenarios. Commissioner Hough asked Commissioner Blue if he could bring forth a clearer motion, Commissioner Blue said he is opposed to the idea of "Character Areas" so he wouldn't be willing to make a motion. At this time Commissioner Hough withdrew his motion.

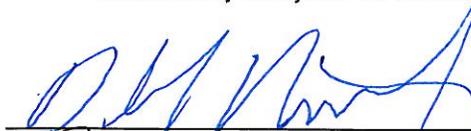
No further motions were made on this item and the Chair closed item 5.

Councilor Gordon requested the following item:

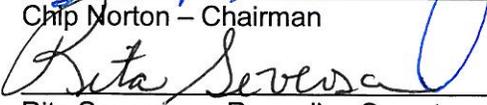
6. **Discussion, consideration and possible direction to staff relative as to where marijuana dispensary and marijuana growth facility locations will be allowed within the Town Limits.**
Town Manager Martin told the Commission that this item was more of a check in on the current restriction set for marijuana dispensaries and growth facilities within the Town. Councilor Gordon will address this item with some concerns he has.

Councilor Gordon told the Commission that he was uncomfortable with a restriction in the code that only mentioned limitations of distance to day care. He feels there should be more language to also address limitations of distance from schools and parks. **Commissioner Hisrich** responded that this wouldn't be irrelevant for the Town because of the 30 mile radius the State has determined, and Cottonwood is now the area with a growth facility and dispensary. **Councilor German** added that yes at this time that is true, but the State indicates that ruling is only for five years, after five years the dispensary and growth facility would be able to move to a different location if desired. So maybe a revisit at this time to the code would be good planning for when the original first five years expire. **Commissioner Hough** replied that the P&Z Commission did set the zoning which is C3, but for the restrictions for these facilities within the C3 wouldn't necessarily be a function of the P&Z Commission. **Councilor German** agreed, this item needs to come back to Council for discussion.

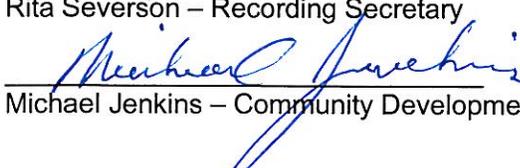
7. **Discussion, consideration, and possible direction to staff relative to the Land Use Element of the General Plan, to include review of prior suggested changes made during the August 15, 2013 work session, remaining Land Use element items or any new element items and to take any public input for consideration.**
Chair Norton asked the Commission if any of them cared to start item 7 with only ten minutes remaining in the meeting. It was the consciences of the Commission not to begin item 7 and adjourn.
8. **Adjournment**
On a motion by **Commissioner Hough**, seconded by **Commissioner Hisrich**, the Commission voted unanimously to adjourn the work session at 7:50 P.M.



Chip Norton – Chairman



Rita Severson – Recording Secretary



Michael Jenkins – Community Development Director