

MINUTES
WORK SESSION – GENERAL PLAN UPDATE MINUTES
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY NOVEMBER 13, 2014
6:00 PM

1. Call to Order

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

2. Roll Call

Chairman Davis, Commissioners Blue, Burnside, Parrish, Freeman, and Norton.
Absent: Commissioner Hisrich.

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

3. Pledge of Allegiance

Commissioner Blue 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:

No minutes for approval

b. Set Next Meeting, Date and Time:

As needed

No items included for consent.

4. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Middle Verde Character Area.

Jenkins read each goal and implementation strategy for Commission.

Goal A: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by encouraging appropriate and compatible services including public facilities.

No comment from commission.

Implementation Strategy:

1. Support neighborhood level retail centers that provides everyday goods and services.

No Comments

2. Enhance multi modal connectivity through new bike lanes and trails.

Davis questioned the word enhance. No objections from other members. Enhance remains.

3. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails and open spaces within all new developments.

Cathy Davis explained that this would apply to new communities

Tony Gioia suggested that flood control as a developer's responsibility be added. No objection from Commission for the addition.

Goal B: Encourage agricultural land uses and Agri-tourism.

No comment from commission.

Implementation strategy:

- 1. Encourage partnering with other entities to promote regional agri-tourism.**
Brenda Hauser explained that people are always interested in seeing farms.
Tom Pitts explained that an "ag" organization is in the works of being created for the support of local agriculture.
- 2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Verde Valley.**
Tom Pitts asked if there was any thought given to an "ag" preserve area.
- 3. Encourage farmers markets, community gardens & roadside stands for sale of locally grown produce.**
Cathy explained that this was kept strictly kept for produce and not product which is not agricultural.

Norton inquired if a new implementation strategy to include other products including but not limited to wine tasting, etc. Davis agreed that there should be an expansion of the strategies to include such.

Pitts recommended encouraging the sale of agriculture products. Davis also stated that this is a land use and should include such.

It was agreed to add "and agricultural products" to the end of #3.

Goal C: Encourage the preparation of a Verde River recreational management plan.

Norton suggested wording the goal differently due to the fact that within the next year, this "goal" will already have been implemented

Cathy Davis suggested rewording the goal by adding "implementation" and remove "preparation".

Freeman agreed that he didn't feel this was the venue for the goal and felt the goal is not specific to the Middle Verde area, but rather Camp Verde as a whole. Freeman indicated he felt the goal should be elevated to a "general goal" to encompass all of the Character Area's.

Norton agreed with Freeman, but pointed out to the commission that just as the agricultural land is included in the Middle Verde area, it is also relevant to Camp Verde as a whole. Norton indicated that because the river runs through the majority of Middle Verde, he feels it is pertinent to remain.

Freeman suggested looking back to make sure that the wording is the same throughout all Character Area's and indicated again that the agriculture belongs as a general goal for Camp Verde as well.

Burnside feels that the wording could be offensive to the public and when discussing the Verde River Plan and the first thing that should be included is the explanation of public participation.

After further discussion, Commission agreed to amend Goal C to read: Encourage the implementation of a Verde River Recreational Management Plan as defined by the citizens of Camp Verde.

Implementation Strategy:

1. **Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.**

Cathy Davis suggested removing the first "access points as" from the strategy to read easier. Commission agreed to remove "access points as".

2. **Design pedestrian and biking trails along the Verde River connecting existing and future access points to other communities and points of interest.**

Davis stated that he felt this strategy needed to wait until the Verde River Recreational Management Plan was defined.

Norton explained that the plan will be determined by the residents of Camp Verde and therefore it will be tough to identify.

Tom Pitts voiced his disagreement with the wording of the strategy.

Norton expressed that he didn't feel that number 2 was unnecessary.

Cathy Davis indicated that the word design was giving the wrong impression and suggested the strategy say "Encourage pedestrian and biking trail systems connecting the Verde River to other communities and points of interest".

Tony Gioia suggested including "where appropriate".

Brenda Hauser indicated she felt strategy #3 covered the necessity and suggested eliminating strategy #2.

Norton stated that he felt it was too specific at this time.

Gioia recommend changing the strategy to read "empower the process that shall develop the Verde River Park Plan."

Tom Pitts recommended setting up meetings in the Character Areas for more turn out rather than at the town location. Davis agreed that the opportunity is valuable to the process.

Davis stated he agreed with strategy 1 and 3 to remain.

Burnside suggested wording it to reading "enhancing the idea".

Norton expressed that he felt that keeping strategies 1 and 3 would be acceptable and suggested that there is still time to add additional verbiage due to the fact that the topic is to be completed by the end of 2015.

Freeman expressed again that this was not the place to include the statement.

Cathy Davis suggested rewording strategy #2 to read: Encourage plan features such as parks and trail systems to allow people to recreate at the river and connect with other points of interest.

It is agreed to replace this statement with the existing 2nd strategy.

3. **Encourage the recreation which is compatible with the natural and cultural environment.**

No changes by Commission.

6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for Gateway entrances into Town.**

The public is encouraged to give input. Staff: Michael Jenkins

Jenkins explained that the purpose of the Gateway Entrances is to enhance the gateways into the Town of Camp Verde.

Norton questioned where the goal and implementation strategies would be placed with in the general plan.

Davis explained that each character area would include a gateway goal.

Cathy Davis indicated that there are 5 access points into the Verde Valley and 4 of the 5 are in Camp Verde. The goal should include accommodation and orientation into the Verde Valley.

Tom Pitts brought up past discussions regarding gateways and signage and anticipates a dramatic increase in traffic through the town once the Hwy 260 expansion project is finished and encouraged signage be placed on the west side of the freeway on Hwy 260.

Blue indicated that other communities put signs to welcome visitors at the boundaries of the town's.

Burnside objected to the wording "communities" and felt it was off base of the intent.

Davis requested that commission and subcommittee to revisit the goal at another time to allow in depth discussions for each area.

Burnside addressed his displeasure in the signage placed on the entry at Finnie Flats.

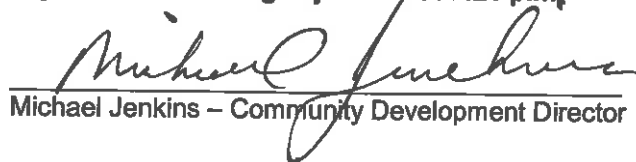
Norton expressed his approval of the idea and felt that each character area will be distinctive.

Parrish addressed his displeasure in the signage coming from Payson that only advertises Cottonwood rather than Camp Verde and inquired how that could be changed.

7. Adjournment

On a motion by Parrish seconded by Blue the meeting adjourned at 7:21 p.m.


Chairman B.J. Davis


Michael 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 13th day of November, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11 of December, 2014.


Marie Moore, Recording Secretary