

MINUTES

THE PLANNING AND ZONING COMMISSION
GENERAL PLAN UPDATE - WORK SESSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY FEBRUARY 27, 2014

6:00 PM

*Minutes are a summary of the actions taken. They are not verbatim.
Public Input is placed after Commission motions to facilitate future research.
Public Input, where appropriate, is heard prior to the motion.*

1. **Call to Order at 6:00 PM**
Meeting Called to order by Chairperson Davis.
2. **Roll Call**
Chairperson Davis, Vice Chair Norton and Commissioners Blue, Hough, Hisrich, and Freeman, present making a quorum. Commissioner Parrish, absent.

Also Present: Community Development Director Michael Jenkins, Town Economic Director Steve Ayers, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Stephanie Ostler.

Middle Verde Residents Present: Pat and Jack Seltzer, joining 19 minutes into the session.
3. **Pledge of Allegiance**
The Pledge of Allegiance led by **Commissioner Hough**.
4. **Approval of Minutes:**
February 06, 2014 - Special Session-
Commissioner Blue made the motion to approve the minutes of the Special Session for February 06, 2014. **Commissioner Hough**, seconded. The commission voted unanimously to approve the minutes as presented with no changes.

February 13, 2014 – General Plan Work Session-
Commissioner Hough made the motion to approve the minutes of the Regular Session for February 13, 2014. **Vice Chair Norton**, seconded. The commission voted unanimously to approve the minutes as presented with no changes.
5. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.** Staff: Michael Jenkins

Chairperson Davis, brought the item before the public asking for presentation of information from **Community Development Director Michael Jenkins**.

Michael Jenkins, came before the Commission and stated that alongside the Subcommittee there had been work on the entire packet including the Land Use Quick Reference Chart; Introduction; Goals and Map of the Middle Verde Character Area.

Michael Jenkins, Introduced information throughout the meeting via power point to residents that elaborated on the definition of items, progress, changes and State Requirements for items under the General Plan.

❖ Land Use: Middle Verde Character Area Chart:
Michael Jenkins, stated that alongside the subcommittee there has been a focus on the future development within the Middle Verde Character Areas other than residential areas when developing the Land Use: Middle Verde Character Area Chart. He presented two options of the chart, those being a *subcommittee version* and *staff version*. **Jenkins**, asked the Commission, Public and Staff to view the *staff version* of the chart and informed the Commission that with Subcommittee input it was suggested this be a good time to invite the **Town Economic Director**,

Steve Ayers (present) to the meetings, as he would bring good insight as to what would be the current, future and proposed developments within the presented Middle Verde Character Area.

Chairperson Davis, welcomed **Town Economic Director Steve Ayers**.

PHYSICAL DESCRIPTION:

Chairperson Davis, opened subject for comment.

Commissioner Hough, asked that the Yavapai-Apache Nation Middle Verde Tribal Community be included within the Middle Verde Character Area, and added within each column thereafter on the Reference Chart, as Middle Verde road leads to their tribal office and farming lands on east/west sides of the Verde River, including the Reservation being named after Middle Verde Road.

Jane Whitmire, offered support of adding the Tribal Community to the Character Areas for the use of defining future developments within the Character Area. **Chairperson Davis**, also expressed support as he has come to see that the land provides "character" to the area, despite the town lacking jurisdiction and suggested limiting to the *physical description* of those tribal lands, as the purpose is to point what adds "character" to those areas.

Kathy Davis, stated they are the second largest land owner and suggested that there be contact made with representatives of the Yavapai Apache Nation, and see if they would be in support of the addition of their lands.

Michael Jenkins on behalf of himself and **Town Economic Director Steve Ayers**, provided insight to an earlier discussion between the two. **Ayers**, during that discussion had suggested that a meeting with Buddy Rocha, the Yavapai Nation Economic Developer, would be beneficial with the consideration of adding the Middle Verde Reservation to the Middle Verde Character Area and the future/current prospects of their lands. **Jenkins** and the Commission alike were in favor of this idea.

The following changes were decided upon:

- ✓ Physical Description: The addition of the Yavapai-Apache Nation Middle Verde Tribal Community be added as requested by **Commissioner Hough**.

BUILT ENVIROMENT:

Chairperson Davis, opened subject for comment.

Chairperson Davis, clarified the most recent changes brought before the Commission and Public with the Staff.

Steve Estes, brought to the Commission the suggestion of adding "Public Facilities" for defining Tribal Police; the Tribal Fire Department; and Government buildings. **Rob Witt** supporting this because of the Schools "one of the best Pre-Schools", in the area, and **Commissioner Hough** stating Medical Facilities would also fall under "Public Facilities".

The following changes were decided upon:

- ✓ Built Environment:
 - a. The addition of Rainbow Acres as suggested by **Commissioner Hough**, and later supported by **Chairperson Davis** in the meeting.
 - b. The addition of Public Facilities as suggested by **Steve Estes**, with the added support of **Rob Witt**; **Commissioner Hough** and earlier in the meeting by **Vice Chair Norton**
 - c. The addition of the Yavapai-Apache Nation Middle Verde Tribal Community be added as requested by **Commissioner Hough**, earlier in the meeting.

CIRCULATION:

Chairperson Davis, opened subject for comment.

Chairperson Davis, asked staff for progress in the listing of "Major Trails", **Permit Technician Kendall Welch**, stated at this time they currently do not have a list of specific "Major Trails" though the item was listed as a place holder, for future use.

POINTS OF INTEREST:

Chairperson Davis, opened subject for comment, with specifically taking into consideration the possibility of adding Tribal Lands, he asked for focus on Historic Sites and other key points of interest.

Commissioner Hough, spoke of Rainbow Acres being recognized under *Neighborhood Services*. **Permit Technician Kendall Welch**, stated there was difficulty in where to add Rainbow Acres. **Chairperson Davis**, in support, directed the moving of Rainbow Acres under the column "Built Environment".

Kendall Welch stated she would review a study that included points of interest that **Jane Whitmire** presented her with that would provide areas to be defined within those tribal lands.

Kathy Davis discussed with the Commission, Agricultural Areas: CSA Farms like Kovockavich and Willow Brook.

The following changes were decided upon:

- ✓ Points of Interest:
 - a. The addition of the Yavapai-Apache Nation Middle Verde Tribal Community be added as requested by **Commissioner Hough**, earlier in the meeting.
 - b. Under "Historic Sites" **Commissioner Hough**, suggested the Rock Church that is existing on the tribal lands.
 - c. The addition of the Clover Leaf Ranch as suggested by **Permit Technician Kendall Welch**

DENSITY AND NON-RESIDENTIAL DISTRICTS:

Chairperson Davis, opened subject for comment.

With no changes, a brief discussion of Planned Area Development (PAD) and Planned Unit Development (PUD), under Existing Density occurred.

Chairperson Davis, brought before the Commission, Public and Staff the Preferred non-Residential Zoning Districts and asked **Community Development Director Michael Jenkins** to define each of those districts for the audience on the maps, provided for viewing.

Mike Jenkins complied in fulfilling the request.

Michael Jenkins also discussed with the Commission, boundary areas and provided insight on C2 development within the area of Arena Del Loma. **Chairperson Davis** elaborated in agreement with Jenkins that the boundary should not go all the way to the River; however be on each side of Arena Del Loma allowing the possibility of future C2 development within the described area of the U.S Forest Service lands, knowing a land trade would have to take place prior.

The Commission, and Public had a discussion in regards to **Kathy Davis's** point of limitations of C2 Development within the U.S Forest Service lands and encroachment on the Verde River and residential properties. **Chairperson Davis**, **Rob Witt** and **Steve Estes** deliberated on how loose the terms should be. All parties encouraged development, and agreed defining them to narrow could scare potential development away. If the definitions are flexible enough it will welcome discussion. **Estes** felt this would all fall under a zoning issue.

Town Economic Director Steve Ayers, brought insight to the general idea of defining Character Areas and designating some acceptable uses in the avoidance of delineating developments as those would be a zoning issue. **Steve Ayers**, explained that he prefers the term "Corridor" vs. the language that would define metes and bounds, or within so many "feet". **Steve Ayers** expressed that Character Areas are supposed to

offer definitions of specific areas rather than one large defined area. The Planning & Zoning Commission need to be able to invite developers with offering corridors, rather than not offer any discussion, by placing limitations. **Steve Ayers** stated that the question he felt should be asked, is if there was any potential commercial use within the corridor on Arena Del Loma and U.S Forest Service lands. **Steve Ayers** had known there to be talk of agricultural projects, and no talk of commercial. He suggests not getting mired in the area, as he doesn't feel it's within the 10 year window that will be used with the LAND USE CHARACTER AREA chart. **Steve Ayers** brought additional insight about the Yavapai Apache Nation that is looking at several projects, however has not actually started any plans. The Yavapai Apache Nation has significant plans with lands across from the existing casino for development including suites (design work is in process). This is the only commercial development that has been spoken of, with the general idea for developers to come in with proposed ideas that could be beneficial with still protecting the lands as it is important not to miss potential opportunities. **Steve Ayers** felt it important to show developers acceptable corridor areas that are welcomed for their developments and corridor areas that are not. **Michael Jenkins** supported in having a specifier but not limiting by being too specific. **Chairperson Davis**, clarified circumstances with **Michael Jenkins**, in how this would function when looking at major and minor General Plan Amendments.

At 6:41 the Commission took a recess, due to outside events.

At 6:49 the Commission called the meeting back to order.

Kathy Davis suggested Camp Verde keep focus of C2 and C3 developments with some exceptions and not scatter the commerce, with the concentration of keeping the commerce together on Finnie Flat and areas of 260, etc. Contrary to **Kathy Davis**, **Rob Witt**, felt the Commission should take the opportunity in how to define these areas even for the future. He felt it to be a shame to be short sighted of the future possibilities these lands could offer for sources of revenue. **Chairperson Davis** expressed the wording of the preferred non-residential zoning districts of the Northwest Arena Del Loma, does not limit the developments. **Ayers** reinforced his use of corridors, to open discussion with possible developments. **Chairperson Davis** brought the audience back to how Pecan Lane was interpreted with corridors that do not state how far these corridors extend in use of space. **Jane Whitmire**, cautions that having a center of town is important. She felt that as much as it could be developed on major arterial streets is what is best, growing outside-in without the identity of the town being lost. **Vice Chair Norton** asked for discussion to be brought back to the Commission. **Chairperson Davis** agreed.

Consensus amongst the Commission to accept the column DENSITY AND NON-RESIDENTIAL DISTRICTS as described by staff. **Michael Jenkins** confirmed mapping changes with the Commission.

❖ INTRODUCTION/GOALS:

Chairperson Davis, brought the item before the public asking for the presentation of information from **Community Development Director Michael Jenkins**.

Michael Jenkins stated per state statute is necessary to have goals and they are typically seen in the Town's General Plan. He informed the Commission that staff went back and formulated these goals and opened them up for revisions. **Chairperson Davis** strongly urged the acceptance of these goals as presented in relationship to the Town's General Plan as they are in direct line with the Principals already discussed.

Michael Jenkins stated the intent of the INTRODUCTION is to have a description of the Character Area. **Kendall Welch** stated that the current INTRODUCTION before the Commission is a very rough draft, with it being a general description reiterating the CHART. The Introduction complies with the earlier suggestion to add the mileage of the Verde River that falls within that corridor, neighborhood densities, and irrigation ditches, all within the Character Area. Business types are also described.

Chairperson Davis urged subcommittee, staff and commission to work on the verbiage. **Commissioner Blue** urged the document to stay condensed as presented.

Consensus amongst the Commission to move forward with Middle Verde documents as presented with changes discussed.

The following changes were decided upon:

- ✓ Vision/ Goals:
 - a. **Jane Whitmire**, requested of the Commission the addition of Public Facilities/Neighborhood Services under VISION/GOALS, item A., as this would be bike paths, sidewalks, trails. This is in the preservation of neighborhoods.
 - b. **Jane Whitmire**, suggested the addition under column "C" to read "While respecting the integrity of the Verde River Corridor, Viewscapes, Wildlife and Habitat.
 - c. **Kathy Davis**, requested for the ease of reading all items not be written in CAPSLOCK.

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

Chairperson Davis, brought the item before the Commission asking focus on the LAND USE CHARACTER AREA CHART, *staff version, Description of the Density and Non Residential Districts.*

Ayers gave insight on developments of Hauser actually obtaining Farm Lands from the Babbitt Family, the goal is to always keep this agricultural farm use. This will result in the ability to not plan for the special use of this acreage in the General Plan.

The following changes were decided upon:

- ✓ Points of Interest:
 - a. Move "Campo De Ensueno" and "Hauser Farms" to Event Venues.
- ✓ Density and Non-Residential Districts:
 - OPEN SPACE- Preserve view shed of Jackson Flat, as suggested by **Vice Chair Norton** and **Commissioner Hisrich**.

❖ INTRODUCTION/GOALS:

Chairperson Davis suggested the Commission adopt these documents as they see them written.

The following changes were decided upon:

- ✓ Vision/Goals:
 - Kathy Davis** requested the addition under column "A" of Hauser Farms as Open Space, given the changes in ownership that **Town Economic Director Steve Ayers** provided earlier in the meeting.

7. **Finnie Flat is the next Character Area to discuss.**

Chairperson Davis, educated the public of the upcoming meetings where the Finnie Flat Character Area would be discussed, as follows:

Next Sub-Committee meeting
March 05, 2014

Next General Plan Work Session
March 13, 2014

Chairperson Davis opened item for discussion.

Town Economic Director Steve Ayers, brought the news to the Commission that the Town has successfully met with the Verde Valley Medical Center (VVMC) and the 26,500 square foot Medical building will be built immediately on the Corner of US Highway 260 and Finnie Flats Road (Simonton Ranch Property). He also educated the Commission, Public and Staff on the possible future developments on the Simonton Ranch Acreage that would neighbor the VVMC Medical Buildings. March 13th, 2014 there will be a meeting with Simonton and VVMC.

8. **Adjournment**

On a Motion by **Commissioner Hough**, seconded by **Commissioner Freeman**, the meeting was adjourned at 7:36 PM.



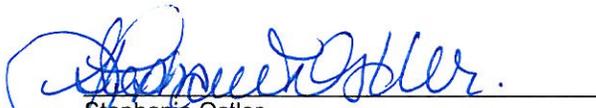
BJ Davis, Chairman

Planning & Zoning

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 27th day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th of March, 2014.



Stephanie Ostler,