MINUTES
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY JANUARY 29, 2015
6:00 PM

1. **Call to Order**

Chairman Davis called the meeting to order at 6:18 pm.

2. **Roll Call**

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

Also present: Community Development Director Mike Jenkins, Assistant 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:**
      January 15, 2015 – Regular Session
   b. **Set Next Meeting, Date and Time:**
      February 05, 2015 – Planning & Zoning Special Session
      February 12, 2015 – Work Session

On a motion by Hisrich, seconded by Blue, Commission unanimously passed the Consent Agenda.

5. **Follow up on previous issues:**
   a. Oasis & State Route 260
      1. Current zoning R1L-70
      2. Government Facilities with a Use Permit.
   b. Salt Mine Boundary on the north from 7th to Salt Mine Rd.

Jenkins explained that as of to date, per the Town Manager, Council has not made any recommendations or decisions regarding the property owned on Oasis. Jenkins explained that a use permit could be granted for public use on such property.
Steve Goetting inquired about the agreement to have a visitor kiosk on the property. Jenkins explained that with the proper use permit that would be allowed.

Owens stated that the physical description of the Salt Mine Boundary on the north from 7th to Salt Mine Rd was not updated when it was reviewed. She has since then updated the description as well as included a map to help clarify the border area.

Commission approved the updated change made.

6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Clear Creek Character Area.**

Jenkins read the Vision/Goals for the Clear Creek Character Area.

VISION/GOALS:

Goal A: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Discussion and agreement among Commission members to add the statement to column 6 of the Clear Creek Character Area Chart on the 7th bullet point Natural Resources to read "Natural Resources which includes RR Zoning upon which mining occurs.

Roger Smith, President Chief Executive Officer of Salt River Materials Group explained that the gypsum that is the currently mined from the area is imperative to their operations, therefore, decisions made regarding this character area are important to the company as a whole.

Implementation Strategy:

1. Encourage the preservation of dedicated open space areas in their natural state.
2. Preserve scenic view sheds.
3. In the event of development, maintain setbacks and height guidelines.
4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
5. Consistently communicate with the Forest Service about the communities desire to maintain scenic view sheds and open space.
   Commission and public discussed adding the verbiage "other stake holders" to #5 which will now read: Consistently communicate with the Forest Service and other stake holders about the communities desire to maintain scenic view sheds and open space.

Goal B: MAINTAIN THE RURAL, RESIDENTIAL AND AGRICULTURAL CHARACTER OF THE AREA.

Implementation Strategy:

Tom Pitts inquired if the vineyard/winery be included. Commission agreed that this is included under the agricultural goal.

1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
   Kathy Davis requested adding agri-tourism and requested that it be added to all other character areas, Commission unanimously agreed with this request.
2. Maintain low density rural development.
3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
4. For new construction, encourage site built housing.
5. Enhance multi-modal connectivity through bike lanes and trails.
6. Encourage the preservation of agricultural soils, primarily through active farming.
7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime and important open space areas.

Brenda Hauser requested that Clear Creek should be included in the goal. Chip Norton explained that Clear Creek is included in the Verde River Recreation Management Plan, therefore, adding a 3rd Goal as in other character areas. Commission agreed that the Goal was pertinent to the Character Area.

GOAL C: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation that is compatible with the natural and cultural environment.

Norton questioned what the proper zoning would be for a tasting room to be put in with the vineyard currently located in the Character Area and explained that he wanted to assure that the verbiage used is not halting or discouraging such an option.

Owens suggested adding AG Zoning under column 5. Blue agreed that Owens recommendation is valid and requested that AG Zoning be added to all character areas. Pitts explained that there are several grants available as long as the land is agriculturally zoned and encouraged the addition. Commission unanimously agreed to add AG Zoning.

7. Discussion, Public Input and Commission Consensus on proposed Goal and Implementation for Gateway Entrances.

Davis explained that consideration of the Gateway idea hasn't been discussed at length with the commission or sub-committee and would like for Commission to briefly discuss the possible areas recommended and then refer the matter back to the sub-committee for further discussion.

Jenkins read the proposed "Gateway" language for consideration.

Goal: Creative Inviting Gateways

Implementation Strategy:

1. Implement informational signage which promotes Camp Verde, celebrates the Town's unique character and welcomes visitors.
2. Encourage full traffic access with design improvements for safe and efficient traffic flow.
3. Provide safe pedestrian access to all local businesses and amenities.

Alternate Language: Encourage appropriate and compatible Commercial Services and Public facilities.

Possible Gateway Entrances:

- Town Boundary on State Route 260 coming east from Cottonwood.
- I-17 and State Route 260 area.
- I-17 and Middle Verde Road.
- Finnie Flat and State Route 260.
- South Main Street and State Route 260.
- State Route 260 at the Town boundary coming west from Payson.
- General Crook Trail & I-17.

Tom Pitts suggested the interchange to turn to the Montezuma Castle Monument onto Pecan Lane.
Owens suggested approaching ADOT in getting a sign indicating a business district.

8. Adjournment

On a motion by Norton, seconded by Hisrich, the meeting adjourned at 7:26 pm.

Chairman B.J. Davis

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 29th day of January, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12 of February, 2015.

Marie Moore, Recording Secretary