

**MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY OCTOBER 09, 2014**  
**6:00 PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:00 pm.

**2. Roll Call**

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

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

**3. Pledge of Allegiance**

Commissioner Norton 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:**

September 11, 2014 General Plan Work Session  
September 25, 2014 General Plan Work Session

**b. Set Next Meeting, Date and Time:**

October 23, 2014 General Plan Work Session  
November 06, 2014 General Plan Work Session

**On a motion by Hisrich, seconded by Freeman, commission unanimously approved the consent agenda.**

**5. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the 260 East Character Area.**

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

Commissioner Burnside pointed out a boundary issue on Quarterhorse Lane. After further discussion from the commission, it was determined that a new map would be created to correctly reflect the written description of the area. It was decided to move the southern boundary to the north right-of-way like above Quarterhorse Lane and Grippen Ln. Consensus from the commission to add the terms "M1 and PM" to the second bullet point of the Density and Non-Residential Districts column under the Preferred non-residential zoning districts and to strike the third and fourth bullet points.

Visions/Goals:  
(for discussion)

- A. Goal: Retain the existing natural, open hillsides, vegetation and habitats to preserve the rural character of the area.

Implementation Strategy:

1. Preserve dedicated open space areas in their natural state.
2. Enforce current setback, height and buffer guidelines to maintain scenic view corridors.
3. Minimize grading and re-contouring to preserve the natural character of the hills and minimize the removal of significant vegetation.

Commissioner Burnside indicated that the Town does not have control over retaining and preserving the rural character area due to the fact that the Forest Service owns the property and, therefore; the Town does not have the capability to follow through with Goal A. Commissioner Norton agreed that the Town doesn't have control to dictate or determine the outcome of the Forest Service land, but as done previously with the Pecan Lane Character Area, it is just a Vision/Goal for the Forest Service to take into consideration and doesn't feel there is anything incorrect in the verbiage.

Commissioner Hisrich also indicated that the verbiage used has been repeated in several Character Area's under the same circumstances.

Burnside requested the word "preserve" be replaced.

Jenkins addressed the commission and discussed a possible Arizona Revised Statute that pertains to zoning with the sale/swap of Forest Service property to private property, therefore, making this statement pertinent to include.

Norton indicated that the community plan does have an impact on surrounding public lands.

Kathy Davis offered public input and addressed the importance of the Town officials remaining in contact with the Forest Service and the community's desires for the land. Norton indicated he liked Goal A, but was not opposed to Burnside's request in replacing the word "preserve" with "Preservation".

Kathy Davis requested including an implementation strategy to read:

Collaborate with the U.S. Forest Service to maintain natural open space area.

After further discussion, it is the consensus of the commission to modify Goal A and implementation strategies to read:

Encourage the preservation of natural, open hillsides, vegetation and habitats to retain the rural character of the area.

1. Encourage the preservation of open space areas.
2. Maintain current setback, height and buffer guidelines for scenic view corridors.
3. Discourage grading and re-contouring that does not preserve the natural character of the hills and minimize the removal of significant vegetation.

- B. Goal: Retain rural character while encouraging existing and new non-residential development.  
(for discussion)

Implementation Strategy:

1. Locate more intense commercial and industrial uses adjacent to SR 260 in the current commercially zoned area.
2. Limit other light commercial non-residential uses to small neighborhood retail and service uses.
3. Where residential development occurs, encourage low density rural developments.
4. Ensure new structures are compatible and scaled to compliment the character of the existing community.

Commissioner Norton requested removing the term "more intense" from the first implementation strategy. Commissioner Burnside discouraged the term "Limit other" in the second implementation strategy.

Commissioner Hisrich indicated his disapproval of the entire second strategy.

After further discussion from the commission regarding merging and removing strategies, it is the consensus of the commission to modify Goal B and implementation strategies to read:

Encourage retaining rural character while encouraging existing and new non-residential development.

1. Encourage locating more intense commercial and industrial uses adjacent to SR 260 in the current commercially zoned area.
2. Remove entirely.
3. Remove entirely.
4. Encourage new commercial structures to be compatible with the character of the existing community.


Commission briefly discussed the Proposed "Gateway" Language for consideration. Kathy Davis and Tom Pitts both addressed the commission. Davis indicated that the "gateway" is more than an entrance into town and Tom indicated that people traveling through the area do not know where the actual town is located and requests the consideration of more signage to encourage people to visit.

Commissioner Burnside mentioned this item was not on the agenda and should not be discussed.

Chairman Davis informed the Commission that this goal would be discussed at the next meeting as an agenda item and would be modified to meet the needs of all Character areas.

## 6. Adjournment

On a motion by Burnside, seconded by Parrish, the meeting adjourned at 7:47 pm.



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Chairman B.J. Davis



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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 9<sup>th</sup> day of October, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13 of November, 2014.



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Marie Moore, Recording Secretary