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AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, JANUARY 9, 2014 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 may be present at these meetings.** 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**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes:**
   December 12, 2013 – Work Session

5. **Discussion, consideration and possible election of officers.**

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

7. **Adjournment**

Posted by: J Owens Date/Time: 1-2-13 1:00PM

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

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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, Commissioner Hisrich, Commissioner Davis, Commissioner Parrish and Commissioner Freeman were present.
Also Present
Councilor Gordon, Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Permit Technician Kendall Welch

3. **Pledge of Allegiance**
The Pledge was led by Commissioner Parrish.

4. **Approval of Minutes:**
November 14, 2013 – Work Session
On a motion by **Commissioner Blue**, seconded by **Commissioner Davis**, the Commission voted unanimously to approve the minutes of November 14, 2013 as submitted.

5. **Staff Presentation of Tribal held Trust land & Fee Simple Lands within the Town of Camp Verde Town Boundaries.** As requested by the P&Z Commission at the November 14, 2013 General Plan Update Work Session. Staff: Jenna Owens
Assistant Planner Jenna Owens began this item by presenting a PowerPoint to the Commission that identified all the Yavapai-Apache Trust Land & Fee Simple Land that is located within the Town's boundaries.
Slide One: featured a large area in the Middle Verde area that was Trust Land, the Trust Land isn't subject to the Town's jurisdiction.
Owens continued with the presentation of three more slides that also identified more Trust Land. Within these slide there was other Tribal owned land that was considered "Fee Simple" parcels, fee simple parcels are tax assessed and the Town does have jurisdiction over them.

6. **Discussion, consideration and possible consensus of the Commission for the second draft of the Land Use – Character Area Map with staff's proposed character area delineations.** Per the P&Z Commission and Public input from the November 14, 2013 General Plan Update Work Session. The public is encouraged to give input. Staff: Michael Jenkins
Community Development Director Michael Jenkins opened this discussion by letting the Commission know that during this item they are asking for the Commission to review each of the "Character Areas" boundaries and come to a consensus, which would enable Staff to proceed to the next step. After a consensus is reached the Staff will then reach out to each of the areas to encourage the Citizens to attend the worksession that would address the "Character Area" they are living in or interested in for their input.

Commission and Public Discussion
Commissioner Davis asked Staff it they had considered removing all the tribal land from the character areas?
Jenkins responded that the Staff did discuss this possibility; Staff's conclusion was to keep the tribal lands in the character areas. By including the tribal land it will encourage the tribe to be involved and it could be in the

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best interest of the Town. **Owens** added that she has been in touch with the Nation and will continue communications with them as the process moves forward.
Commissioner Hisrich also asked staff to include and identify the Sunnyside Park Area.
Jenkins also wanted the Commission to be aware of a finding that was discussed in the General Plan's subcommittee. He told the Commission that when the Character Areas are formed the Land Use Map specific color identified land uses essentially go away, not the zoning just the land use. Further, when you create a Character Area that may encourage a use, other than residential, it could possibly open the whole Character Area up to those non-residential uses if the Character Area's table doesn't have specific conditions to a Character Area's encouraged use. **Jenkins** suggested that the Commission keeps this in mind through the process to identify areas that should have a type of condition added to limit an encouraged use to the proper area of the Character Area. **Commissioner Hisrich** then inquired from Staff, by adding a disclaimer or condition to a Character Area would this then limit the flexibility to the Character Areas? The flexibility is the reasoning behind Character Areas. **Jenkins** reminded the Commission that the reasoning for the Character Areas and verbiage is to avoid a major amendment to the General Plan, there will still be minor amendments that can be done throughout the year instead of annually which is the requirements for a major amendment. The developers and Commission will still have due process by bringing rezones and encouraged uses to the Commission with recommendations to Council. **Commissioner Davis** suggested that a more descriptive text in the table would be more desirable for developers. Without more description the developer may get the impression that they can create any type of development within an entire Character Area. **Kathy Davis** (from the public) suggested that the Character Areas should also identify the Forest Service area this would also limit the perception of the available land within a Character Area. **Councilor Gordon** added that he would like to see the additional descriptions and foot notes in a manner that would not be overly restrictive.
The consensus of the Commission was to add more clarification or foot notes to the table and have the descriptive verbiage developed through the subcommittee before each of the P&Z worksessions.

At this time **Chair Norton** wanted to clarify with Staff the direction of the process after this meeting's discussions of the boundaries. He also inquired from the Commission how they would like to handle the meetings with the Character Areas. Is it wise to address one Character Area at a time or incorporate a few with common boundaries? **Jenkins'** response was first, the citizens would need an overview and education on what are Character Areas and the benefits to the town. He felt this could be done best at the subcommittee on a more intimate level. After the subcommittee works with the citizens within a Character Area then that would become the time to bring that Character Area to the Commission. **Kathy Davis** suggested to the Commission that working with one Character Area at a time may be beneficial to everyone, some areas will probably be a quicker process than others. **Commissioner Freeman** told Jenkins that yes he is very much in favor of the subcommittee to educate the citizens before bringing any of the Character Areas to the Commission. This would be more productive of the Commission's time.
The consensus of the Commission was to handle only one Character Area at a time in a P&Z worksession after the subcommittee had met with that particular Character Area's citizens. The Commission did identify that they would like to begin with the Pecan Lane Character Area in the next worksession.

Chair Norton also inquired of the type of mapping the subcommittee would use when approaching citizens with the education of a Character Area. **Jenkins** said that he felt using overlay mapping which, would add color may invite a lot of confusion for the Citizens. **Commissioner Blue** said he much preferred the map that only outlined the Character Areas without using color. **Kathy Davis** suggested that maybe the only identification needed in the Character Area maps would be to identify the tribal and forest service lands. **Commissioner Davis** said he could see the land use map being confusing with all the colors and in reality it's more about the zoning. The hard zoning is what people will relate to the easiest.
It was the consensus of the Commission to present to the public the Character Areas in a simple boundary map and supply other maps for anticipated questions from the public. The Commission also suggested that the water ways needed to be added to the maps.

The Commission moved forward to discuss the boundaries of each of the Character Areas that staff presented as a draft proposal. This proposal will stay in draft form throughout all subcommittee and P&Z worksessions until final recommendation to Council.

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Character Area discussion and suggested changes.

1. Middle Verde
    a. Possibly remove the tribal land.
    b. Consensus on boundaries, ready for subcommittee process.
2. 260 Corridor
    a. Need to follow up with the Yavapai-Apache Nation and consider the possibility of separating out the trust land.
    b. Consensus on boundaries, ready for subcommittee process.
3. Pecan Lane
    a. Consensus on boundaries, ready for subcommittee process.
4. Finnie Flat
    a. **Tony Gioia** suggested that the boundary from S. Cliff Parkway north to W. Finnie Flat on SR 260 to be moved northeast to help discourage new driveway cuts which ADOT will not support in that area.
    b. **Tony Gioia** also suggested a move in the boundaries to not include state land within the Character Area.
    c. Consensus on boundaries, ready for subcommittee process.
5. Salt Mine
    a. Consensus on boundaries, ready for subcommittee process.
6. Historical Downtown
    a. Consensus on boundaries, ready for subcommittee process.
7. 260 East
    a. Consensus on boundaries, ready for subcommittee process.
8. Quarterhorse
    a. **Suzy Thompson** from the public wanted to know what the actual meaning on this Character Area since it encourages agricultural? There is no zoning for agricultural within the Town. **Tony Gioia** told the Commission that there is a zoning for agricultural but no one has ever wanted that zoning. **Jenkins** told Suzy and the Commission that the decision to add a desired agricultural use is in response of the current interest of vineyards and the wine industry interests in the Verde Valley.
    b. There was a suggestion to remove the agricultural area (Sheilds Ranch) out of the Quarterhorse and incorporate into the Clear Creek/Verde Lakes Character Area.
    c. Consensus on boundaries, ready for subcommittee process.
9. Clear Creek/Verde Lakes
    a. Consensus on boundaries, ready for subcommittee process with the changes from the Quarterhorse boundaries.

As the meeting came to a close Staff was instructed to prepare the Pecan Lane Character Area for the next worksession which will be January 9th.

7. **Adjournment**

On a motion by **Commissioner Davis**, seconded by **Commissioner Hough**, the Commission voted unanimously to adjourn the work session at 8:00 P.M.

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Chip Norton – Chairman

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Rita Severson – Recording Secretary

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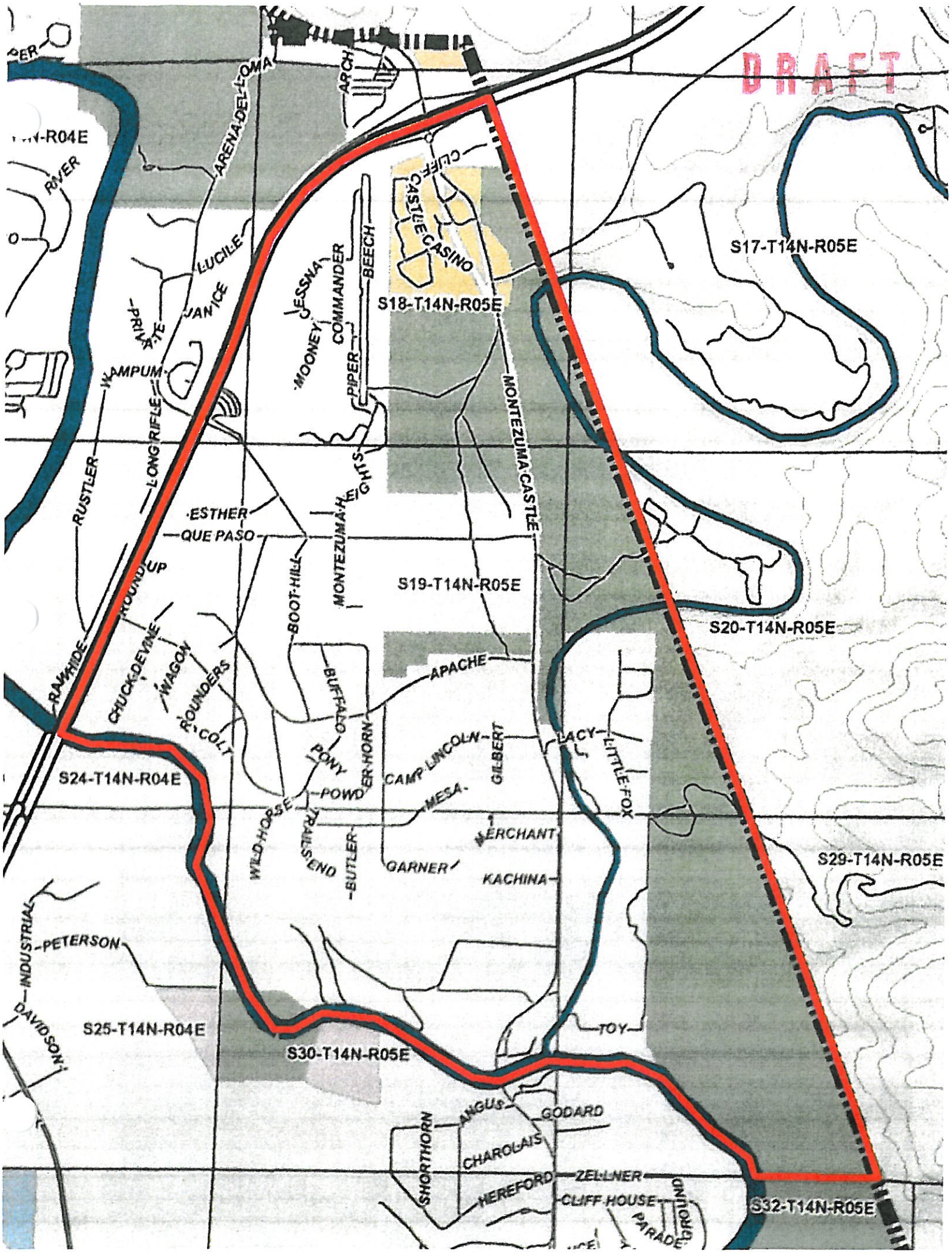
Michael F. Jenkins – Community Development Director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DAVIDSON
ANGUS
GODARD
SHORTHORN
CHAROLAIS
HEREFORD
ZELLNER
CLIFF HOUSE
PARADE GROUND

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NAME	PHYSICAL DESCRIPTION	NEIGHBORHOODS	MAJOR ROADS	POINTS OF INTEREST	PREFERRED DENSITY AND NON-RESIDENTIAL DISTRICTS
Pecan Lane	The Historic Pecan Lane Character Area is bordered on the West by Interstate 17. The east side is the Town boundary which incorporates Forest Service land. The Verde River boarders on the south. Primarily residential and agricultural including livestock. This area varies from 2 or more acre lots to medium residential density, site built, modular and manufactured homes. This Character Area is approximately 3.49 square miles.	-Montezuma Heights Air Park Amended -Arena Del Loma Estates -Verde River Meadows -Mesa Verde Estates Amended -Butler Subdivision	-Montezuma Castle Hwy. -Arena Del Loma	-Pecan Lane Historic Landscape is located on Montezuma Castle Hwy. and is in the National Registry of Historic Places. -Camp Verde Schools -Butler Park -Heritage Skate park -Heritage pool -Montezuma Air Park -Yavapai-Apache Conference Center and Cliff Castle Casino -Entry to Montezuma Castle National Monument and Jackson Flats	0 to 1 dwellings per acre. The following non-residential Zoning Districts are encouraged. C2 located at the north end of Montezuma Castle Hwy. and Interstate 17. Public Facilities Agricultural is encouraged