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**AGENDA WORK SESSION – GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, NOVEMBER 14, 2013 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](http://www.campverde.az.gov).

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:  
October 24, 2013 – Work Session**
5. **Staff Presentation of several Land Use outcome scenarios utilizing the Land Use – Character Area model from the City of Globe.** Per the Commission’s direction, this model has been adopted into the Camp Verde General Plan update process. The public is encouraged to give input. Staff: Michael Jenkins
6. **Discussion, consideration and possible revision of the Land Use sub-committee’s recommended “Principals to Creating Character Areas” for the Land Use – Character Area map.** The Land Use sub-committee met on October 31, 2013. The public is encouraged to give input. Staff: Michael Jenkins
7. **Discussion, consideration and possible consensus of the Commission for the first draft of the Land Use – Character Area Map with staff’s proposed character area delineation.** The public is encouraged to give input. Staff: Michael Jenkins
8. **Adjournment**

Posted by: \_\_\_\_\_

Date/Time: \_\_\_\_\_

*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.

## DRAFT- MINUTES

AGENDA WORK SESSION – GENERAL PLAN UPDATE  
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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**

Vice Mayor Baker, Councilor German, Councilor Gordon, Town Manager Russ Martin, Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Permit Technician Kendall Welch

3. **Pledge of Allegiance**

The Pledge was led by Commissioner Hough

4. **Approval of Minutes:**

**October 10, 2013 – Work Session**

On a motion by Commissioner Hough, seconded by Commissioner Blue, the Commission voted unanimously to approve the minutes of October 10, 2013 as submitted.

5. **Discussion, consideration and possible direction to staff relative to the possible development of "Character Areas".** Staff Resource: Michael Jenkins

**The Community Development Director Michael Jenkins** began this item by informing the Commission on the discussions he was having with the City of Globe and their consultants on "Character Areas." Jenkins told the Commission that in tonight's agenda packet he included the City of Globe's draft proposal for "Character Areas." Staff has also looked at the City of Gilbert and Scottsdale and has found those to be more complicated, the City of Globe's is much more:

1. Straight forward.
2. The City's map easily identifies the "Character Areas," along with the underlying zoning and a list of uses that are encouraged in those areas.
3. The "Character Areas" encourage mixed use which seems to be the preferred situation for most developers.
  - a. By adding mixed uses in the "Character Areas" it limits the need to Major Amendments to the General Plan which by Arizona State Status is only allowed once a year.
4. Clearly identifies the "Residential Services" which is the buffer between residential and heavy commercial.
5. From a developer's perspective this gives clear direction of uses in an area that could or couldn't support their plans.
6. The "Character Areas" give flexibility to the land use map which at this time only identifies zoning which can be very restrictive.
7. Globe's "Character Areas" do meet the standards in the Arizona State Statutes.

Jenkins finished up his presentation by adding that the City of Globe is willing to help the Town of Camp Verde work through defining Camp Verde's community through the development of "Character Areas."

Commission Discussion

**Commissioner Hough** said his idea to begin this process would be to separate out the irrigated land from the un-irrigated land. All irrigated land could be one type of character such as low to medium density with allowable C1 and C2 if there is a main arterial highway. Un-irrigated land could be more of a high density;

these separations would be very helpful for the real estate business.

**Commissioner Davis** was concerned to what "Character Areas" do to the zoning map, does it go away or is it more of a layer added? He added that the data is lacking to see how it really works and believes if the staff could work up some scenarios for the Town it would paint a clearer picture of how "Character Areas" can benefit the Town.

**Commissioner Blue** told the group that because he has received more information on "Character Areas" he does support it. Blue is in favor of using the same template as the City of Globe because of the simplicity needed for this process. Commissioner Blue encouraged the staff to bring back an example of "Character Areas" to the Commission for a start in the process.

**Chair Norton** said he would like for staff to consider what each of the Commissioners has identified of what they would like to see in an example "Character Area." He would also want the public to be able to add their feedback for the example too. Chair asked Jenkins when the first Citizen Advisory Group meeting would be and if it will occur before the next Commission meeting? Jenkins responded yes the meeting is scheduled for October 31<sup>st</sup>, 3 P.M. to 5 P.M., which he verified with Kendall Welch who completed the task of organizing the group, meeting date and time. Welch told the Commission that she used a pole to help identify the best date and time. The Chair indicated that he does like the idea of "Character Areas" but he would, like the other Commissioners, like to see some examples that have more detail. He also added that he is hearing consciences from the Commission for staff to work an example of "Character Areas" for the town and bring it to the Commission, giving the Commission something to move forward with.

Jenkins asked the Chair if at this time he could respond to Davis' question about the zoning map. Jenkins told the Commission that there is one rule that is abided by in the creation of "Character Areas" which is the current zoning stays the same; it is unfair to have a zone in place and to change it through another process. Jenkins then gave an example of how the zoning would work with "Character Areas." Jenkins referred to the Montezuma Castle Highway area, which is mostly zoned rural residential with a two acre minimum. By adding language in the "Character Area" to encourage C1 or C2 residential services it would give flexibility for a developer without having to consider a major amendment to the General Plan. These changes would still come back to the P&Z Commission for an approval and recommendation to Council. These zone changes are advertised and the area that if affects will specifically be invited to the Commission meetings.

**Commissioner Hough** reminded the group that the zoning in place was established from the County when the Town incorporated. After some time the State told all the municipals to submit General Plans which in turn really made zoning restrictive and a difficult process to change. The "Character Areas" will give back to the landowners some flexibility but not the entire freedom of doing as they please. There will still be zone changes which will still come back to the P&Z Commission for consideration and recommendation to Council.

**Commissioner Freeman** said that he would like to see each area's citizens and land owners get involved with building the "Character Areas" which will affect them directly. "Character Areas" should be driven by a local group and an economical development part from the business point of view. Jenkins assured the Commission that each of the public meetings will be heavily advertised and possibly a mass mailing to the affected areas that will be discussed.

6:30 Chair Norton opened the floor for public comment.

**Councilor German** stated that she is comfortable with the "Character Areas" but wanted to express the importance of listening to the Citizens that will be affected by some zone changes to allow residential services. Just because a "Character Area" suggests a desired C1 or C2 the landowners and residents should have the final say in that change.

**Kathy Davis** spoke in favor the "Character Area" and she is happy the Commission is willing to explore it. She is also in support for staff to bring back some examples of how "Character Areas" could be used for the Town. Kathy also wanted to understand the statement were Jenkins implied that the original Land Use map would go away with the building of "Character Areas," in her planning years with the Forest Service the Land Use map was always the foundation with layers on top. Jenkins responded that Davis is correct; even though the Land Use map goes away it will be the guide of the land use. The map will essential look different to include the "Character Area" desires.

6:45 Chair Norton closed public comment.

The Commission moved forward with a final direction to staff for the next work session:

1. Bring back as many "Character Areas" for the town using the existing land use.
2. Simplicity in the "Character Areas" keeping things less restrictive as possible.
3. Use the same template that Globe shared no reason to recreate the wheel.
4. Involve the Citizen Advisory Group on October 31<sup>st</sup> to get their input.

6. **Discussion, consideration, and possible direction to staff relative to the Land Use Element of the General Plan, to include review of prior suggested changes made during the August 15, 2013 work session, remaining Land Use element items or any new element items and to take any public input for consideration.**

With the decision to move forward and review "Character Areas" the Commission decided to table this item.

7. **Adjournment**

On a motion by **Commissioner Hough**, seconded by **Commissioner Blue**, the Commission voted unanimously to adjourn the work session at 7:10 P.M.

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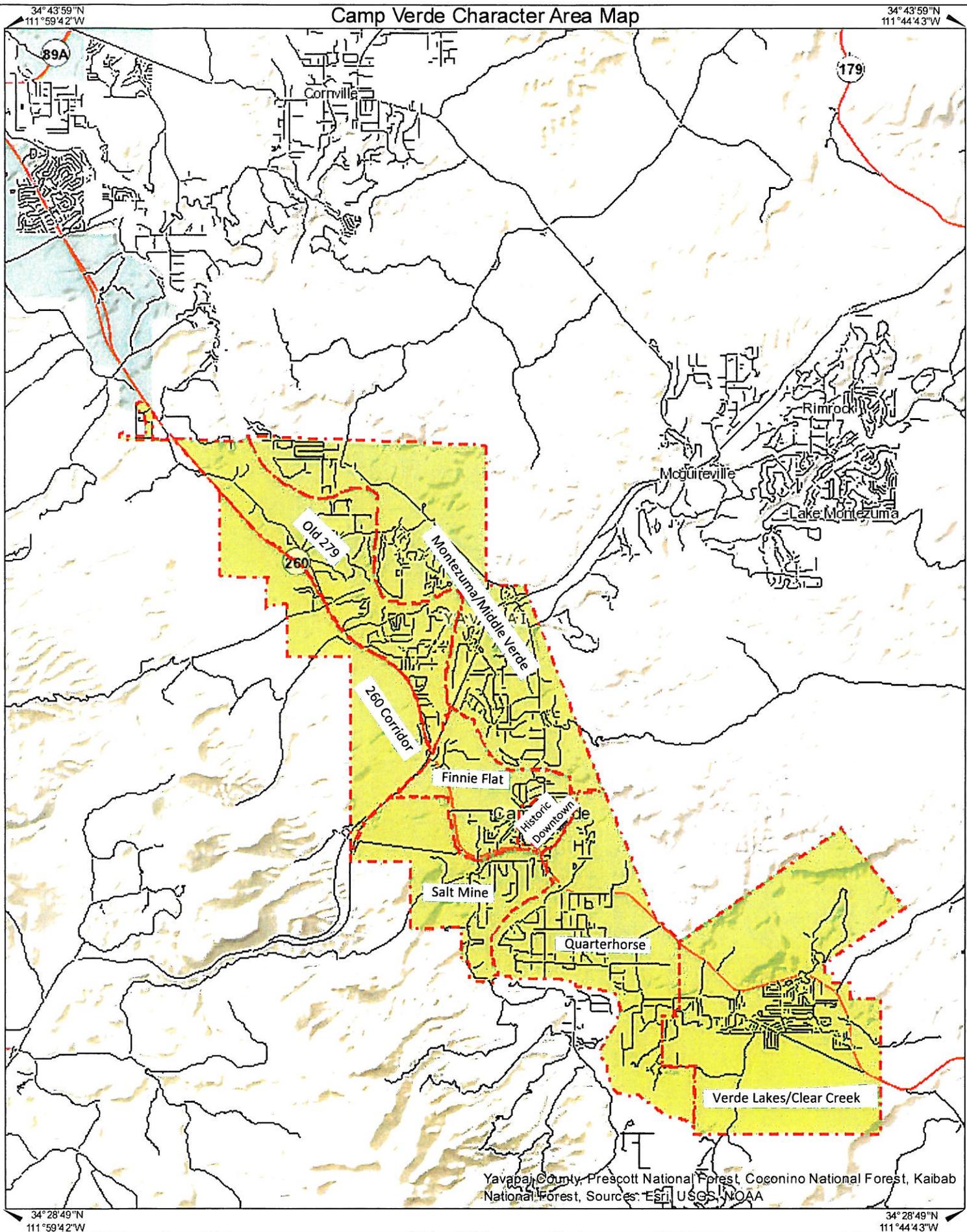
Chip Norton – Chairman

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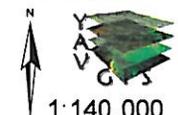
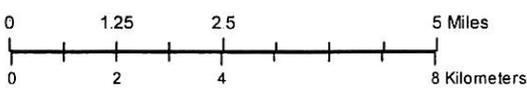
Rita Severson – Recording Secretary

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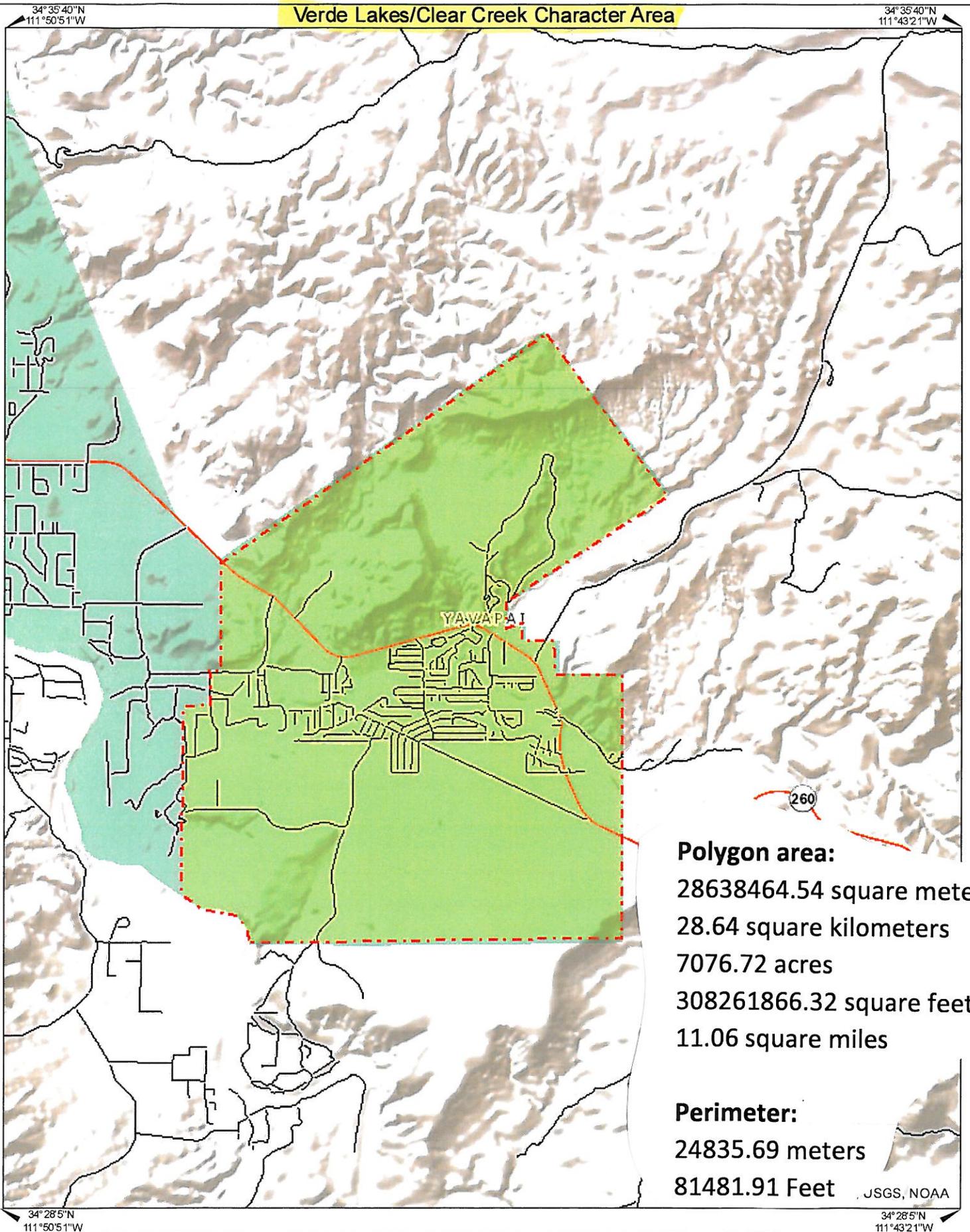
Michael F. Jenkins – Community Development Director



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# Verde Lakes/Clear Creek Character Area



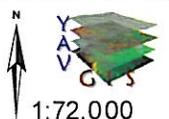
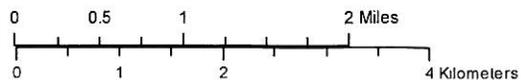
**Polygon area:**  
28638464.54 square meters  
28.64 square kilometers  
7076.72 acres  
308261866.32 square feet  
11.06 square miles

**Perimeter:**  
24835.69 meters  
81481.91 Feet

USGS, NOAA



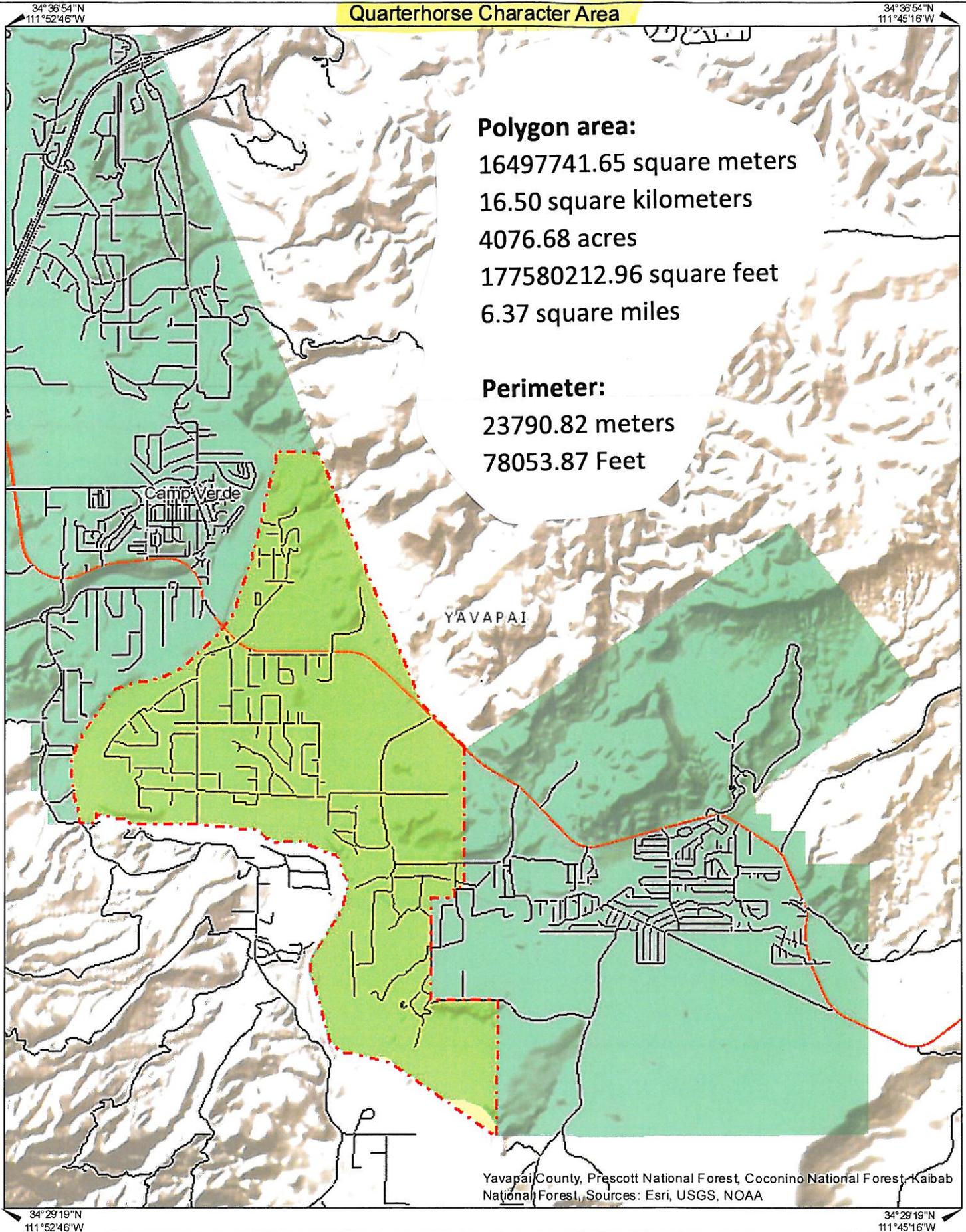
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# Quarterhorse Character Area

**Polygon area:**  
16497741.65 square meters  
16.50 square kilometers  
4076.68 acres  
177580212.96 square feet  
6.37 square miles

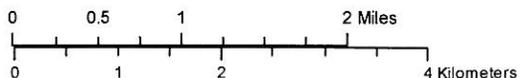
**Perimeter:**  
23790.82 meters  
78053.87 Feet



Yavapai County, Prescott National Forest, Coconino National Forest, Kaibab National Forest, Sources: Esri, USGS, NOAA



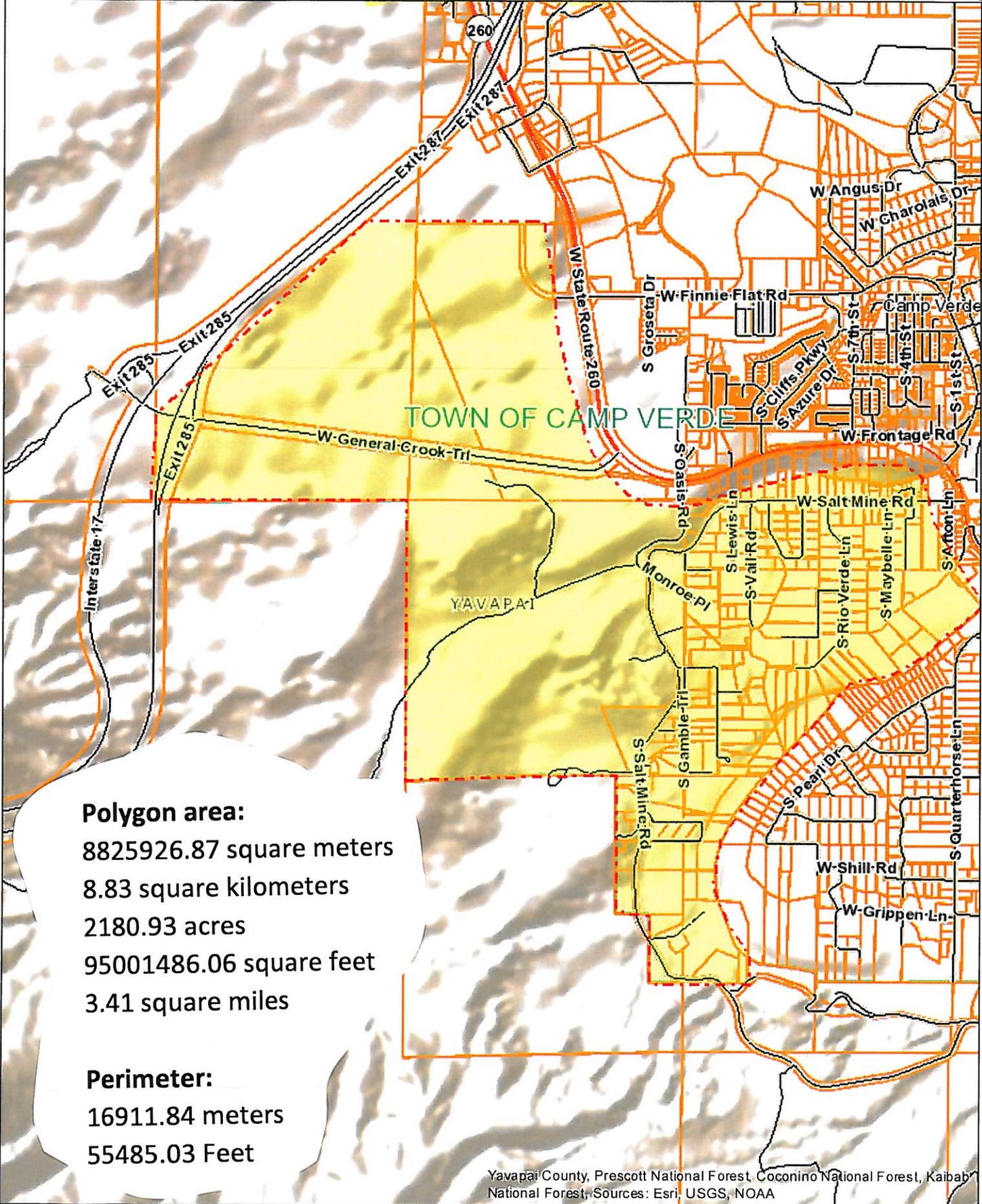
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# Salt Mine Character Area

34°34'52"N  
111°54'55"W

34°34'52"N  
111°51'10"W



**Polygon area:**  
8825926.87 square meters  
8.83 square kilometers  
2180.93 acres  
95001486.06 square feet  
3.41 square miles

**Perimeter:**  
16911.84 meters  
55485.03 Feet

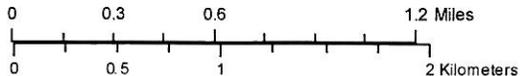
Yavapai County, Prescott National Forest, Coconino National Forest, Kaibab National Forest, Sources: Esri, USGS, NOAA

34°31'4"N  
111°54'55"W

34°31'4"N  
111°51'10"W



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1:36,000

NAME	PHYSICAL DESCRIPTION	NEIGHBORHOODS	MAJOR ROADS	POINTS OF INTEREST	PREFERRED DENSITY AND NONRESIDENTIAL ZONING DISTRICTS
Verde Lakes – Clear Creak	Comprised of site built homes, manufactured homes south and east of SR 260. Septic systems for the homes, Verde Lakes Water Company serves homes in the Verde Lakes subdivisions as well as the Clear Creek Subdivisions. A Gypsum mine is located north of SR 260 and is surrounded by Forest Service land. Clear Creek flows through Verde Lakes and there are some small hills, but generally flatter areas that support the housing developments and some commercial. This Character Area is approximately 11.06 square mile.	-Clear Creek West -Verde Lakes -Cave View Estates -Preserve at Clear Creek -Sierra Verde Estates	State Route 260 and Verde Lakes Drive.	-Wingfield Mesa, - Clear Creek water way -The Clear Creek Ruin Heritage site -Home Vineyards' -Salt River Pima-Maricopa Indian Community Gypsum Mine	0 to 4 dwellings per acre  The following non-residential Zoning Districts are encouraged: C1, C2 & C3.
Quarterhorse	This Character Area is rural in nature and is comprised of site built homes, manufactured homes south and north of SR 260, west of the Verde Lakes/Clear Creek Character Area and east of the Verde River. It is bordered on the west by the Verde River and the Salt Mine Character area & south by the Verde River which is the Town of Camp Verde Town boundary. This areas has wells and septic tanks. Agricultural in nature with larger lots. A portion is Forest Service land. A commercial corridor is located on the north immediately south of SR 260. This Character area is approximately 6.37 square miles	-Jordan Meadows -Fort River Estates -Diamond Creek -Mountain View Estates -Paradise Acres -Country Estates -Verde Park	-State Route 260 – Murdock Rd. -Stolen Blvd. -Quaterhorse Ln. -Glenrose Dr. -Old Church Rd.	-Pecan Farm -Clear Creek Church -Clear Creek Veterans Cemetery	0 to 1 dwellings per acre  The following non-residential Zoning Districts are encouraged C1, C2, C3 and M1.
Salt Mine	This Character Area is rural in nature and is comprised of subdivisions and metes and bounds properties which are large in nature which are agricultural including livestock. There are site built homes and manufactured homes south of SR 260 and west of the Verde River. On the west, it is bordered by a portion of Interstate 17 and on the south is the Town of Camp Verde Town Boundary. This area has wells and septic tanks. There is Forest Service land and State owned land. Mostly level with some hills. This Character Area is approximately 3.41 square miles.	-Afton Estates -Sunny Terrace -Maybelle Estates -Security Acres -Rio Verde Ranchos	-Salt Mine Road -General Crook Trail -Rio Verde Ln.	-Salt Mine -General Crook Trail	0 to 1 dwellings per acre

# **PRINCIPALS TO CREATING CHARACTER AREAS**

**Compiled by the Camp Verde Land Use Sub-Committee  
at their meeting of October 31, 2013**

**In creating Character Areas for the Land Use – Character Area Map of the Camp Verde General Plan Update. The following PRINCIPALS were compiled at a General Plan Land Use Sub-Committee meeting held on October 31, 2013 and are recommended in Creating the said Character areas:**

- 1. Attracting Economic Development, Sustaining the Existing Economic Base & Encouraging Economic Diversity.**
- 2. Preserve the Historic Character.**
- 3. Preserve & Promote the Town’s Agriculture Heritage to Sustain & Encourage Local Food Production.**
- 4. Consider the Verde River Corridor as a Recreational Character Area.**
- 5. Consider & Encourage Use Buffers between Mixed Uses.**