

**AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, JANUARY 23, 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**

Chair Davis called the meeting to order at 6:00 P.M.

2. **Roll Call**

Chair Davis, Vice Chair Norton, Commissioner Blue, Commissioner Parrish, Commissioner Freeman and Commissioner Hisrich were present. Commissioner Hough was absent.

Also Present

Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Permit Technician Kendall Welch

3. **Pledge of Allegiance**

The Pledge was led by Vice Chair Norton.

4. **Approval of Minutes:**

January 09, 2014 – Work Session

Chair Davis did one change request on the minutes on item 5 regarding the nominations of Chair and Vice Chair; the draft minutes reflected “Davis chose heads, Norton tails. Coin toss revealed heads, confirming the nomination of Commissioner Davis as Chair.” The actual event should reflect Norton chose heads; Davis chose tails, the coin toss revealed heads confirming the nomination of Commissioner Davis as Chair.

On a motion by **Commissioner Freeman**, seconded by **Vice Chair Norton**, the Commission voted unanimously to approve the minutes of January 09, 2014 with the correction.

5. **Protocol on agenda items & Work Session processes.**

Chairman Davis

Chair Davis wanted to let the Commission and Staff know that he was very much in favor of running the worksessions in the same manner as the previous Chair Norton. He encouraged the same relaxed atmosphere and calling staff and citizen’s by first name. He also wanted everyone to be aware that agenda items can be added through any of the Commissioners or the Town’s Staff.

6. **Review of the intent of the General Plan Update.**

Chairman Davis

Chair Davis wanted to take a moment to remind the Commissioners and public the task before them regarding the update of the General Plan. With this update the Town has decided through direction of Council to develop “Character Areas” which will work with

decided through direction of Council to develop “Character Areas” which will work with the Land Use designations. During this time John Hill a citizen of the Town asked if the “Character Area” could possibly replace the Land Use map and he was also suggesting that it may be a good direction to minimize confusion. To this question **Chair Davis** responded that at this point it would be premature to determine if that would be the outcome of the “Character Areas.” **Vice Chair Norton** said he thinks the Land Use map is the beginning of each of the discussions for the individual “Character Areas” and from that point the other elements will come into play. The Commission wasn’t comfortable with the elimination of the Land Use Map without the Community’s input as the Commission works through each “Character Area.” **Chair Davis** also reminded everyone that the Land Use is only one element of the ten to be updated. **Vice Chair Norton** added that as this work continues and the Commission starts the discussions on the other elements they may affect previous work on the Character Area. When all the elements are complete then there will be a final review of the entire General Plan update to make sure everything flows correctly. This is a totally new way of doing things so it’s best to leave things open at this time.

7. **Commission consensus for the approval of the Pecan Lane Character Area from the last Work Session on 1-09-2014.** Chairman Davis

Community Development Director Michael Jenkins presented to the Commission a newer draft table of the Pecan Lane Character Area. This draft reflected changes discussed in the January 9th meeting. **Jenkins** told the Commission that for quicker identification the changes are in red with an addition of some blue text in the Preferred Density column to better clarify the commercial area, which can help guide staff at a later time. With the blue text there would be better clarification of the area for the commercial development which is only on the west side of Montezuma Castle Highway. **Jenkins** added even though “Character Areas” seem to be a broad brush there is still a need for specifics for a clearer understanding by citizens, staff and developers, giving everyone a better idea of what and where it is desired.

On a motion by **Commissioner Blue**, seconded by **Commissioner Freeman**, the Commission voted unanimously to add the blue text to the description in the Preferred Density column of the Pecan Lane Character Area.

Discussion on Other Changes of the Pecan Lane Character Area Table

1. Physical Description Column
 - a. No Discussion one change accepted from previous meeting which was the addition of “The Pecan Lane” in the first line.
2. Neighborhoods Column
 - a. As discussed in the previous meeting the addition of the Pecan Lane and Beaver Creek being identified as their own neighborhoods.
3. Major Roads Column
 - a. Add the identification that the Montezuma Castle Highway also turns into Pecan Lane and the addition of Camp Lincoln and Apache Trail as major roads.
4. Point of Interest Column
 - a. All changes made on the newer draft were accepted but after further discussion the Commission, Citizens and Staff added more descriptive text.
 - i. The table states that the Pecan Lane is in the National Register of Historic Places, this should be changed to reflect the Pecan Lane is **on the National Register** of Historic Places.
 - ii. Scenic view shed should be more descriptive of the area as

suggested “Scenic view shed on the east side.”

5. Preferred Density and Non-Residential Districts Column
 - a. There was some Commission and public discussion on the clarification of identifying the Forest Service Land in this column. **Vice Chair Norton** thought that identifying these lands would provide a good reference for the Forest Service when they rewrite their General Plan, which they are in the process of doing. **Commissioner Freeman** believed if the column was going to include the language to include the Forest Service Land then there should be the consistency throughout all of the Character Areas. At this time the Commission, staff and citizens wanted to make sure to identify the Forest Service Lands without actually using their title, these lands could sell and become public in the future.

On a motion by **Vice Chair Norton**, seconded by **Commissioner Freeman**, the Commission voted unanimously to add the text to define the description for Open Space as “Open Space strongly encouraged including the undeveloped land on the east side of Montezuma Castle Highway that provides a scenic view shed” in the Preferred Density column of the Pecan Lane Character Area.

On a motion by **Vice Chair Norton**, seconded by **Commissioner Freeman**, the Commission voted unanimously to accept all changes discussed in this evenings meeting to the Pecan Lane Character Area.

Before closing this item **Commissioner Freeman** asked staff if they could be more consistent with the table’s formatting throughout all of the Character Areas. It would be easier to read if each had similar types of area, borders, waterways and sense of the area in the same order in the descriptions. **Commissioner Freeman** also suggested that maybe a landscaped page layout would be more suitable for the table.

8. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.**

The public is encouraged to give input. Staff: Michael Jenkins
Jenkins started this discussion by updating the Commission on the sub-committee’s meeting that occurred the prior week. The subcommittee did add some changes to the first column of the table for the Middle Verde Character Area and these changes are also demonstrated in red, which is part of the packet the Commission had received.

Commission and subcommittee discussion regarding the Middle Verde Character Area

1. Physical Description Column of the Table.
 - a. Changes made by subcommittee; had one strike out because the land referred to wasn’t located in the Character Area.
 - b. Commissioner Hisrish suggested an addition of the larger residential area west of the river.
 - c. Jane Whitmire told the Commission that the subcommittee had a very lengthy discussion on Open Space and what it really means. Because of this discussion the subcommittee was only able to complete the Physical Description of the table on this Character Area. Commissioner Freeman suggested that there could be possibly another word to describe the open space found within this Character Area to help resolve some of the confusion.

The Commission decided that this Character Area isn’t ready for the Commission and more time should be invested by the subcommittee before bringing it back to the next

work session. **Chair Davis** said he would like to meet with Staff to truly understand open space vs Open Space.

- d. Due to the open space confusion there was a consensus from the Commission and subcommittee to change some language in the table. Using the wording of “consist of” rolling hills and cliffs instead of “open space with rolling hills and cliffs” would be just as effective to explain the sense of the area.

There was a consensus from the Commission to accept all the changes made within the Physical Description of the table for the Middle Verde Character Area.

Chair Davis asked the subcommittee members if they would like to revisit the Middle Verde Character Area and return with more discussion and suggested changes in the next meeting. The subcommittee was very much in favor of this suggestion; they also added some other items they wanted to discuss in the subcommittee regarding the Middle Verde Character Area. Such as:

1. Identifying possible residential service areas.
2. Focus more on a future vision for the area.
3. Commercial areas with access to the river.
4. Infrastructure needs in the future.
5. Flooding.

The subcommittee also added that they would like to have time to drive through this area to have a better discussion on the vision for Middle Verde.

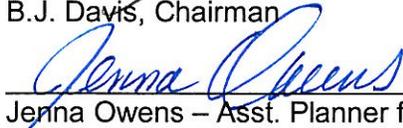
Vice Chair Norton made a motion to table Item 8 until the next meeting in February, seconded by **Commissioner Blue**, the Commission voted unanimously to table item 8.

9. **Adjournment**

On a motion by **Commissioner Hough**, seconded by **Commissioner Blue**, the Commission voted unanimously to adjourn the work session at 7:35 P.M.



B.J. Davis, Chairman



Jenna Owens – Asst. Planner for Rita Severson, Recording Secretary



Michael F. Jenkins – Community Development Director