

**AGENDA  
WORK SESSION – GENERAL PLAN UPDATE  
THE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street  
THURSDAY SEPTEMBER 25, 2014  
6:00 PM**

**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and 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. **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:**
    - June 12, 2014 General Plan Work Session
    - June 26, 2014 General Plan Work Session
    - September 11, 2015 General Plan Work Session
  - b. **Set Next Meeting, Date and Time:**
    - October 09, 2014 General Plan Work Session
    - October 23, 2014 General Plan Work Session
5. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Finnie Flat Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
6. **Adjournment**

**Next Sub-Committee Meetings**  
**October 01, 2014**  
**October 15, 2014**

**Next General Plan Work Sessions**  
**October 09, 2014**  
**October 23, 2014**

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by:  Date/Time: 9-23-14 2:00 PM

*Note: Pursuant to A.R.S. §38-431.03A.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 Community Development.

**MINUTES**  
**AGENDA WORK SESSION – GENERAL PLAN UPDATE**  
**PLANNING & ZONING COMMISSION**  
**COUNCIL CHAMBERS · 473 S. Main Street, Room #106**  
**THURSDAY, JUNE 12, 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](http://www.campverde.az.gov).

**1. Call to Order**

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

**2. Roll Call –**

Chairman Davis, Commissioners Blue, Freeman, Hisrich, Norton and Parrish were present;

Absent: Commissioner Hough.

**Also Present:**

Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.

**3. Pledge of Allegiance**

Commissioner Blue led the pledge.

**4. Approval of Minutes:**

**May 22, 2014 – General Plan Work Session**

On a motion by Norton, seconded by Hisrich, the commission unanimously approved the May 22, 2014 Minutes.

**5. Discussion, Public Input & Commission Consensus on questions raised during the May 22<sup>nd</sup> P&Z General Plan Work Session concerning the McCracken Character Area.**

- Mining Operations at the end of McCracken Lane
- Trust Land in McCracken Character Area

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

Jenkins informed the Commission that he had researched and gathered information regarding the concern of residents in the McCracken Character Area in reference to the amount of commercial trucks going back and forth with material onto the property located at the end of McCracken Lane. Jenkins reported that the son in law of the property owner operates a construction company on the property and is storing materials for projects there. Chairman Davis inquired if the materials were being stored legally. Jenkins indicated that the current use of the property has been in place since 1971 and to date there has been no formal complaints received. Davis stated he felt the Commission needed to report an answer back to the concerned citizen. Jenkins confirmed that the Town would follow up with the citizen and inform her there is no mining taking place on the property or river. Jenkins also confirmed that the property does not currently have a use permit for mining on that property, and is private property therefore the Town cannot enter onto the property without a search warrant.

Norton inquired about the length in time that the construction activity has taken place on the property which

predates to 1971. Jenkins conferred with the statement and indicated that they would be "grandfathered" but there is no record that the property owner has applied for those rights with the Town.

After further discussion, the Commission agreed that the Community Development Department should handle the matter within its proper protocol and inform the concerned citizen of the status of the property.

6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the 260 Corridor Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins

**Unanimous consensus of the Commission was made to approve the proposed residential densities & land uses other than residential for the 260 Corridor Character Area.**

Jenkins presented an aerial photograph of the State Route 260 project he received from the Public Works Department for the Commission's reference regarding the proposed round-about intersections and recommended proposed commercial areas should be based on the new round-about access points. Jenkins indicated that staff created the language regarding the expansion of commercial usage in the Density and Non-Residential Districts column for the 260 Corridor Character Area under the direction of the subcommittee

Hisrich stated he would like the proposed round-a-bouts included in the major intersections portion of the Circulation column of the Character Area chart and felt it is important to include them because that is where development is more likely to occur. Jenkins clarified that the proposed round-a-bouts could shift in position until more finalized plans are released for the State Route 260 project. Norton stated that the character area chart could be changed during the final edit if needed.

No changes to the boundary line for the 260 Corridor Character Area were heard.

**Physical Description:** Hisrich requests proposed round-a-bout locations be added or mentioned in the physical description of the character area chart.

**Built Environment:** No changes are made.

**Circulation:** Jenna Owens stated that the street name of "Cherry Lane" going east from the traffic light at the intersection of N. Cherry Creek Road and State Route 260 was recently changed. It previously was known as "Quath Qua Ota" and is part of the Yavapai-Apache Nation. Owens stated that she would need to research the matter more due to the fact that there is possibly already a road off of Middle Verde that is also named Cherry Lane. Hisrich added the proposed locations of round-a-bouts.

**Points of Interest:** Davis indicated his concern regarding areas that were included that are proposed but not currently in existence. Kendall Welch suggested the Commission could always choose to strike the proposed items from the character area chart and add it to the visions and goals component of the character areas.

Norton requested the name of the Woods Ditch be checked to verify consistent formatting throughout the entire document.

**Density and Non-Residential Districts:** Welch specified that the M2 designation needed to be added to item 2 and item 4 under Preferred Non-Residential Zoning Districts following the M1 notation.

Council Member Brad Gordon inquired if the Commission was aware of any future plans that Out of Africa may have and if Column 5 on the character area chart coincides with their plans. Davis conferred that he felt the description does coincide with Out of Africa's future plans.

Hisrich questioned the first two bullet points and the last sentence regarding commercial use and the verbiage "heavier". Welch explained that it was worded that way in an effort to establish heavier commercial growth closer to State Route 260 and away from current residential areas which was the direction given to

staff by the subcommittee.

Norton stated it implies all commercial use which is not the intention.

Hisrich requested the word "heavier" be stricken from the verbiage because that is not the intentions. Davis and Norton concur to strike the word "heavier".

**7. Discussion, consideration, and possible direction to staff relative to any Character Areas and the General Plan.**

Chairman Davis suggested a meeting be held with the subcommittee to review all the Character Areas and strongly suggests the attempt to involve the public more.. Davis would like to start the meetings after the summer when the public might be done with their summer vacations. Davis recommended reporting back to Council after the next meeting and to schedule a joint work-session with Council.

Blue voiced his concern regarding the time spent already and delaying the process any more. Jenkins stated there are still two matters to address involving Finnie Flat Road and the land near Tony Gioia's property.

Hisrich inquired as to how they will get more public interaction than they have previously seen. Davis stated that he did understand there have been several notifications but he feels in the end there should be one meeting per Character Area within that character area for finalization. Norton reminded the Commission that once the final version is approved by Council it would still need to go out to the public to be ratified. Jenkins and Davis discussed the next available election/voting process in which this matter would not go before public until 2016. Norton voiced his concern about the length of time in between finishing the General Plan and when it is out for vote. Blue requested direction from Council and stated he did not wish to re-do any portion of the General Plan once finalized.

Jenkins requested the use of the consultant for the finalization and did explain he would need the public's input. Blue inquired who was directing the Commission to use a consultant. Jenkins explained that the Town Manager had given the direction to use a consultant who is available for direction to the Commission. Blue questioned why the Commission had not previously known about the consultant. Jenkins stated that it had been discussed in the past briefly.

Council Member Brad Gordon indicated that Council decided they did not want an "outsider" to write the General Plan but did feel it was beneficial to have someone in an advisory role. Blue indicated his disapproval of a consultant and spoke of past experiences.

**8. Adjournment**

On a motion by Norton, seconded by Hisrich, the meeting adjourned at 7:30 pm.

\_\_\_\_\_  
Chairman B.J. Davis

\_\_\_\_\_  
Michael F. Jenkins 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 12<sup>th</sup> day of June, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Marie Moore, Recording Secretary



**MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**PLANNING & ZONING COMMISSION**  
**COUNCIL CHAMBERS · 473 S. Main Street, Room #106**  
**THURSDAY, JUNE 26, 2014 at 6:00 P.M.**

1. **Call to Order**  
Chairmen Davis called the meeting to order at 6:00 P.M.
2. **Roll Call**  
Chairman Davis, Commissioners Norton, Blue, and Hisrich present;  
Absent: Commissioners Freeman, Hough and Parrish.
3. **Pledge of Allegiance**  
Chairmen Davis led the pledge.
4. **Approval of Minutes:**  
**June 5, 2014 – Planning and Zoning Commission Special Session**  
On a Motion by Blue, seconded by Norton, the Commission unanimously voted to approve the June 5, 2014 Planning and Zoning Commission Special Session Minutes.
5. **Discussion, Public Input & Commission Consensus on the Land Use Element of the General Plan:**
  - Character Area Maps and Character Area Charts.
  - General Plan, Chapter 3 – Land Use Document.

**Page 3.1**

Kathy Davis inquired about the accuracy of the acreage amount listed in the last paragraph and indicated the percentages on the Land Ownership chart add up to over 100%.

**Page 3.2**

Chairman Davis indicated the 3<sup>rd</sup> paragraph was stricken by the subcommittee because the information was based upon old data. Davis suggested keeping the sentence "Historically, the largest land use for the Town has been low density residential with residential agricultural in the form of family gardens and orchards, lending to the Town's rural atmosphere."

Davis questioned the accuracy in the number of agricultural acreage represented in the Land Use Chart. Jenkins explained the numbers are based on the land use map not actual usage. Norton indicated he felt the number it was accurate.

**Page 3.4**

Davis inquired about the first paragraph that had been added, Jenkins indicated that the first paragraph outlined the new ARS requirements regarding aggregates. Resident Tony Gioia questioned when those requirements went into effect, Jenkins specified approximately 2 years ago.

Gioia questioned why the verbiage "Land Use Districts" and "Land Use Map" were replaced with Character Area, as the verbiage is not seen in other places prior to this page. Davis agreed with Gioia that the verbiage used did need to remain consistent and the decision to replace those terms were suggested by the subcommittee. Davis recommended leaving the verbiage as is at this time until the document has final review.

Kathy Davis suggested the Character Area's be defined.

**Page 3.5**

Kathy Davis inquired if there is a comparison to the existing and proposed land use changes and used the example regarding a request for commercial use on Hwy 260 that doesn't currently exist. Davis suggested a comparison chart be included.

Brad Gordon suggested including a description for reference with the verbiage referring to zoning ordinances because those change. Chairman Davis suggested a general statement rather than the actual description. Ayres stated his concern in regards to the public's lack of background with the General Plan and suggested adding an appendix for reference. Owens indicated there is a brief description of each zoning ordinance at the beginning of Chapter 2 and full detail can be read in each zoning ordinance. Jenkins indicated that attaching an appendix would make the General Plan a very large document.

After further discussion from the Commission, Chairman Davis suggested and the consensus followed that there be a 1 page appendix included in the General Plan describing the 11 zoning ordinances and links for reference to the entire definitions.

Norton indicated that the paragraph referencing the Yavapai-Apache Nation refers to 3 special planning districts but lists 4. Ayers indicated that the Spur Land and Cattle Co. needed to be stricken as the property was recently purchased by Hauser & Hauser Farms.

Gioia suggested the Yavapai Apache Nation paragraph be split into 2 separate paragraphs.

### Page 3.6

Ayers inquired about the goals listed and the point that the Character Area's defined those goals which would eliminate the verbiage. Ayers also felt the goals listed were restricting.

Blue indicated that the verbiage "western" was offensive to some and suggested it be stricken. Davis stated that "western" part is included elsewhere in the General Plan. Hisrich indicated he had no preference and Norton supported striking the term "western".

Norton spoke about the Character Area's and spending the past year creating them with the understanding that there are statutes that indicate what must be covered and suggested the Town attorney be consulted. Jenkins confirmed the General Plan will be reviewed by the Town attorney.

Kathy Davis suggested there be discussion on how the goals are created.

Rob Whitt indicated that if the goals are development and revenue driven then the current goals would need to be rewritten to indicate that.

Jenkins and Kendall Welch explained how each Character Area will be presented. Gioia stated he felt each element should include goals. Chairman Davis asked if specific goals in each Character Area will satisfy the statute requirement, Jenkins stated it would.

Kathy Davis stated that cultural resources, points of interest and water are not included and if each element should have their own goals then how would there be management of goals overlapping.

Kendall Welch informed the Commission that the goals and objections are not finished at this time and Jenkins clarified that they are reviewing the current General Plan, in which the goals they are discussing do not exist.

Rob Whitt indicated he would like to see them included.

After further discussion of the Commission, it was the consensus to strike the goals written at this time.

### Page 3.7

Jenkins suggests Revitalization be moved or stricken because it is already included in a Character Area. It was the consensus of the Commission to strike the Revitalization paragraph.

Jenkins stated that he does not completely understand the Implementation Guidelines paragraph. Gioia explained that a previous Council had placed the paragraph there as a disclaimer.

Rob Whitt stated the verbiage "target" is not used elsewhere and questioned what exactly it referred to, also indicating it could be clearer.

Chairman Davis questioned why the statement is even needed and Jenkins indicated that previously someone could apply for a density change rather than a zoning change. Norton suggested checking with the Town attorney on the matter before striking the paragraph.

### Page 3.9

Jenkins stated the water indications are not accurate per the current usage statistics. Chairman Davis indicated he would like to see the asterisk statement stricken. Gioia stated the idea was to building more with less water and conservation. Davis requested to have the statement highlighted for review at a later time. Rob Whitt suggested the encouragement of water conservation be included. Kathy Davis requested a requirement for developers regarding water conservation. Gioia indicated that if you were to give a specific number, developers are entitled to it and favored keeping the 15 acre statement. Jenkins inquired what the penalty would be if the 15 acre requirement isn't met. Ayers stated there is a water element to be added and a lot has changed in the past ten years. Ayers favored keeping the statement for now and discussing with the water element. Norton agreed with Ayers. Chairman Davis felt the entire statement was problematic and should be readdressed.

Chairman Davis requested discussion regarding the Vision Statement upon the request from the subcommittee for revision. In addition, Rob Whitt has requested there be encouragement toward appropriate development included.

Norton stated the longest a vision statement should be is a few sentences that are concise and gives the sense of where the community is with the details placed elsewhere. Hisrich agreed with Norton. Ayers agreed as well and stated the General Plan gives plenty of room for further definition elsewhere. Kathy Davis stated there should be 1 vision statement and not one for each element. Chairman Davis indicated he felt that each element should have a specific statement. Jenkins stated that there is an introduction to the General Plan in place. Gioia suggested the State Land and Open Space statement be 2 items rather than 1.

#### Current Boundaries.

Gioia stated the reasoning for his request for the change of boundary and shows that his proposal is in sync with the Character Area.

Brad Gordon stated that this proposal would put this in the Salt Mine Area which would change the property and commercial property would not be allowed. Ayers inquired what the original zoning is and Gioia clarified it is residential. Ayers stated he felt the protection for the properties lies in the zoning ordinances already in place.

Rob Whitt indicated that commercial land should be near the Highway as residential would not want to build close to it. He feels it would be a mistake by making this a Character Area that does not include commercial zoning. Gioia stated that the residents don't want to see parking lot lights and buildings near their houses and felt this described the true Character Area. Norton indicated he was fine moving the line up to Highway 260. Hisrich indicated that the land is undevelopable and the current zoning doesn't allow for development. Blue suggested following Highway 260 as well. Brad Gordon indicated that the only parcel that could be used as commercial is the parcel owned by the Town on the corner of Oasis and Highway 260.

Blue stated that if the line followed Highway 260 and included the Town property, the property would not be able to develop as commercial retail but could be geared toward a church and that there is interest for development.

It is the consensus of the Commission to follow Highway 260 to Oasis Road.

The Finnie Flat proposal map was discussed, Chairman Davis indicated he didn't feel that commercial development past Finnie Flat was a high priority for the Town.

Ayers stated that the whole idea was to protect the view in the area and the property is landlocked by ADOT. Ayers indicated his support to follow the solid green line. Gioia agreed with Ayers stated and also supported the solid green line.

Brad Gordon, Kathy Davis and Commissioner Blue all indicated their support to follow the solid green line.

It is the Consensus of the Commission to use the solid green line indicated on the Finnie Flat proposal map.

#### 6. Discussion, consideration, and possible direction to staff relative to a joint Work Session between



the Planning and Zoning Commission and Town Council.

Commission agreed unanimously to cancel all July meetings and set a Joint Work Session with the Town Council on July 30, 2014 which is the 5<sup>th</sup> Wednesday of the month

7. **Adjournment**

On a Motion by Norton, seconded by Blue, Commission adjourned at 8:04 p.m.

---

Chairman B.J. Davis

---

Michael Jenkins – Community Development Director

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Chairman and Planning and Zoning Commission of the Town of Camp held on June 26, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

---

Marie Moore, Recording Secretary

**MINUTES – DRAFT  
GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, SEPTEMBER 11, 2014 at 6:00 P.M.**

**1. Call to Order**

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

**2. Roll Call**

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

Also Present: Community Development Director Mike Jenkins, Assistant Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.

**3. Pledge of Allegiance**

Pledge led by Commissioner Blue.

**4. Approval of Minutes:**

- a. **June 12, 2014 – General Plan Work Session**  
**June 26, 2014 – General Plan Work Session**
- b. **August 28, 2014 – General Plan Work Session**

On a Motion by Burnside, seconded by Blue, the minutes for August 28, 2014 were approved unanimously by the Commission. Subsequently, there was not a quorum present to approve June 12<sup>th</sup> and 26<sup>th</sup> minutes which will be presented for approval at the September 25<sup>th</sup> meeting.

**5. Discussion, Public Input & Commission Consensus on Proposed Goals and Implementation Strategies for the 260 Corridor Character Area.**

**6.**

Burnside questioned who the sub-committee consists of, if there are minutes taken of their meetings and why there are not minutes for the commission to review.

Chairman Davis listed a few members that have consistently attended and explained that it was his choice to not record actual minutes at the sub-committee meeting. Davis did indicate that Permit Technician Kendall Welch appears at the meetings and takes notes and reports back to the commission. The consensus of the sub-committee is reported back to the Commission.

Jenkins read the visions/goals document for the 260 corridor character area detail.

**Goal A: Promote Regional Commercial and Employment Opportunities.**

**Implementation Strategy**

#1. Encourage regional commercial and employment centers to support the region's needs.

No changes requested.

#2. Promote the commerce corridor as a place for new business by partnering with other regional economic development agencies.

No changes requested.

# 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.

Commissioner Burnside requested the sentence be reworded.

Cat Davis inquired about internet access, Jenkins explained he thought that it was existing by Industrial Drive, but understood it to be very expensive to expand.

Tony Gioia questioned clarification on Burnside's request to reword # 3.

It was consensus of the Commission to revise #3 to read: "Facilitate the development of a corridor overlay plan to coordinate access design circulation and utilities."

Brad Gordon commented that Economic Development Steve Ayers is working with Sudden Link regarding fiber optics.

Tom Pitts clarified that the "fiber optics" is actually co-ax cable and it will need to be upgraded, which is what is currently being discussed.

# 4. Promote commercial and mixed use development adjacent to State Route 260 and Interstate I-17.

Chairman Davis questioned the wording and the specific area discussed regarding 260. Jenkins explained that the residential area was the reason for limiting the northeast side.

Davis indicated he felt a large part of 260 is left out for commercial development and request that it be researched why this decision was made to reflect as it does and questioned if the matter was thoroughly discussed.

Commissioner Blue indicated that he remembered Commissioner Hisrich lives in that area and felt strongly that industrial development should not be near the residential. Davis agreed with that statement but indicated that from Newton Lane and west it should be commercial and requested the matter be discussed when more commission members are present.

Tony Gioia showed the land use map which shows where the industrial zoning already exists.

Commissioner Burnside questioned the wording usage. Tom Pitts indicated that he felt this was encouragement and felt that either the word encourage or promote are acceptable verbiage.

Chairman Davis requested that the words promote vs. encourage be discussed when a larger quorum is present as well as the actual process of implementation.

Cat Davis expressed how she felt the discussion tied into a much larger issue and although it is being discussed, the actual encouragement or promotion is not followed through with when developers inquire about the area of a lack of communication.

Tom Pitts agreed with Davis and feels this is a pertinent discussion regarding encouragement.

Chairman Davis request that #4 be reworded and remove "and Interstate 17" from the sentence.

It is the consensus of Commission to remove "and Interstate 17" from line 4.

# 5. Adopt specific policy direction for the character area that includes office and commercial development along the corridor to support economic development.

(Optional: received recommendation from sub-committee member(s) to delete line 5.)

Burnside agreed that the sentence could be deleted or reworded.

Kathy Davis stated that she encouraged striking the sentence due to the fact that there are other existing codes and ordinances that allowed this to happen.

Tony Gioia agreed that the sentence was stricken in subcommittee.

Commissioner Blue supported deleting line 5.

It is the consensus of the Commission to delete line 5.

#6. Extend/expand public infrastructure to encourage for new mixed use development.  
(Optional: received recommendation from sub-committee member(s) to delete line 6.)

Davis stated he felt the statement implied the offering of something the Town was not currently capable of supporting.

It is the consensus of the Commission to delete line 6.

#7. Integrate 'place making' design principles such as streetscape, public spaces, multi modal transportation options, walkability, and over all community appearance in all mixed-use developments.  
(Optional: received recommendation from sub-committee member(s) to delete line 7.)

Commissioner Blue supported striking line 7.

Tony Gioia gave an example as to why this phrase is consistent with requesting continuity and favors the sentence remaining.

Councilor Brad Gordon stated that the verbiage used indicated that there would need to be bullet points which do not exist.

Kathy Davis expressed that this statement was already covered in line 3 and although it contains good terms, it is duplication with more detail. Bruce George agreed with Kathy Davis.

Commissioner Burnside stated that there should be no policy in design making and the design review board should be removed as previously recommended by the Town attorney.

Chairman Davis expressed this is not the correct location for this statement.

Gioia suggested that the plans should be in place prior to development due to the difficulty to implement later and requested placing the wording used in line 7 in line 3.

Davis indicated that doing as Gioia requested would make the sentence too specific, as it might not cover all or could cover more information than wanted. Davis stated his preference was to leave the line out and develop a plan at a later time.

Pitts indicated that he agreed with Gioia but suggested that integration be encouraged and discussed but not defined.

Cat Davis stated that Camp Verde has not decided what it wants to be and this statement is too restrictive when the town hasn't defined itself.

Blue specified that the role of the Community Development Director, when addressing an applicant should be able to explain what we are looking toward and give suggestions within that area. Blue stated that at this time he felt there was a consensus to strike the line.

It is the consensus of the Commission to strike line 7.

#8. Promote design improvements to the Interstate17/State Route 260 interchange on the east side of Interstate 17.

It is the consensus of the Commission to remove this line and add it to the Finnie Flat area.

## **Goal B: Promote tourist related destinations and uses.**

### **Implementation Strategy:**

1. Support tourism related uses that complement expand new or existing tourism related uses and destinations.  
Optional wording 1: Support tourism related uses that complement and/or expand new or existing tourism related uses and destinations.  
Optional wording 2: Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.

Kendall Welch explained that the difference in Option 1 from the original sentence is the addition of "and/or". Commissioner Burnside stated they are both essentially the same thing and questions implementation strategies.

After further discussion it is the consensus of the Commission to use the 2<sup>nd</sup> option listed.

## **Goal C: Support amenities, design and improvements.**

### **Implementation Strategy:**

1. Encourage new development to provide for enhanced connectivity and mobility.
2. Encourage new and extended bike routes, multi-use trails, and pedestrian pathways with all new developments.
3. Consider future multi-modal transportation improvements, such as bus pads and bus bays in new development adjacent to major and minor arterial roadways.

Gioia stated although they sound similar they are all very different.

Kathy Davis referenced the talk of a new bike path and feels that it is worth keeping here.

Burnside questioned the verbiage used and requests that something be added to the goal to make it more specific.

Pitts compares this goal to #7 in goal A, and feels this is a more practical version.

Kendall Welch indicated this might be better in the circulation element.

Chairman Davis agreed that the goal needs to be more specific.

Gioia agreed that this does mostly discuss transportation but feels it does belong in the 260 area.

Pitts stated that the development might not be possible without ADOT participation.

Commission agreed to keep the goal, Chairman Davis requested rewording the goal to read "Support improvements and alternate means of transportation along State Route 260 corridor."

Gioia stated that streetscapes aren't a large ordeal and explains what they are including pathways and vegetation, and feels that most would understand the term design principle.

Commission agreed to move line 7 of goal A to Goal C.

Chairman Davis recommended rewording the line to read "Consider improvements in such aspects as streetscape through community appearance."

Commissioner Blue agreed with the modification.

Burnside indicated that if the verbiage is used, there would be a loss in the push for a four lane expansion and felt that they are missing the point of alternate means of transportation and doesn't agree that streetscape should be discussed.

Cat Davis stated that any business model created has to have attract ability and down town Camp Verde has no attract ability for coming developers. We must attract and enhance the area and there has to be a medium between the transportation routes along with attract ability.

Burnside explained that if we go back to ADOT asking for simplicity it will be given. Anything more will be denied.

Bruce George explained that a part of ADOT's requirements, a bike path will be incorporated regardless.

Gioia clarified this isn't for State Route 260 but rather for private land.

Jenkins explained that the Town has the responsibility to take care of everything not included in the ADOT right-away.

Cat Davis feels there needs to be a reasonable and realistic way to communicate to developers the design attempt so that the town does not end up looking like Prescott Valley and feels however difficult it may be, the town needs to be re-educated.

Pitts stated there needs to be reason for developers to come and easy access needs to be determined.

Kathy Davis indicated that place making belongs along 260 and Finnie Flats road.

Pitts explained there are a lot of expansion plans at Out of Africa and feels that this should reflect more tourism encouragement.

Blue stated he wants to be careful in wording and does not want to scare off a potential developers.

Burnside stated when discussing a General Plan you should never say that you don't want it to look like a certain town.

Davis disagreed with Burnside and stated there needs to be more specifics because we do not want to look as a specific place and without those specifics, it won't be conveyed to developers.

Parrish indicated his approval of a 4 lane highway but strongly discouraged the implementation of several round-a-bouts.

Tom Pitts indicated that it is his understanding that the round-a-bouts designed will be the largest in the state.

Commissioner Blue requested that the goal should remain as it is a recommendation, not a requirement.

It is the consensus of the Commission for Goal C to read "Support improvements in alternate means of transportation and amenities."

Kathy Davis indicated there was a goal discussed in sub-committee that was not listed. Goal D was to protect existing neighborhoods from non-residential development. The implementation strategy was to support and improve guidelines for buffers of landscaping.

Chairman Davis requested to change the word protect to buffer, therefore reading, Buffer existing neighborhoods from non-residential development.

Burnside indicated that this goal is already implemented in the Town Code. Jenkins agreed with Burnside's statement.

Burnside indicated that the Town has fallen in development on State Route 260 and one of the stipulations states that applicants will put a block fence up. Some have a fence some don't due to the interpretation and the fact that enforcement is not imposed.

It is the consensus of the Commission to not add the recommended Goal D.

Chairman Davis requested that Jenkins report back to commission regarding matters questioned in the previous meeting.

Jenkins indicated that the ARS statement is correct regarding aggregates. The item below it is specific to Camp Verde and will be separated for correct clarification purposes.

Jenkins also explained that the principles to creating character areas were previously approved by commission and that staff was able to go back to archives.

Burnside stated that according to ARS dated 8/12/2014 the verbiage is correct and it is paragraph G not F. Jenkins reiterated that this is being corrected. Welch also indicated that she would be correcting the entire paragraph.

It is the consensus of the Commission for the wording to be included "Refer to the current Arizona Revised Statute."

7. **Adjournment**

On a Motion by Burnside, seconded by Blue, the meeting adjourned at 8:01 pm.

\_\_\_\_\_  
Chairman B.J. Davis

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

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Marie Moore, Recording Secretary



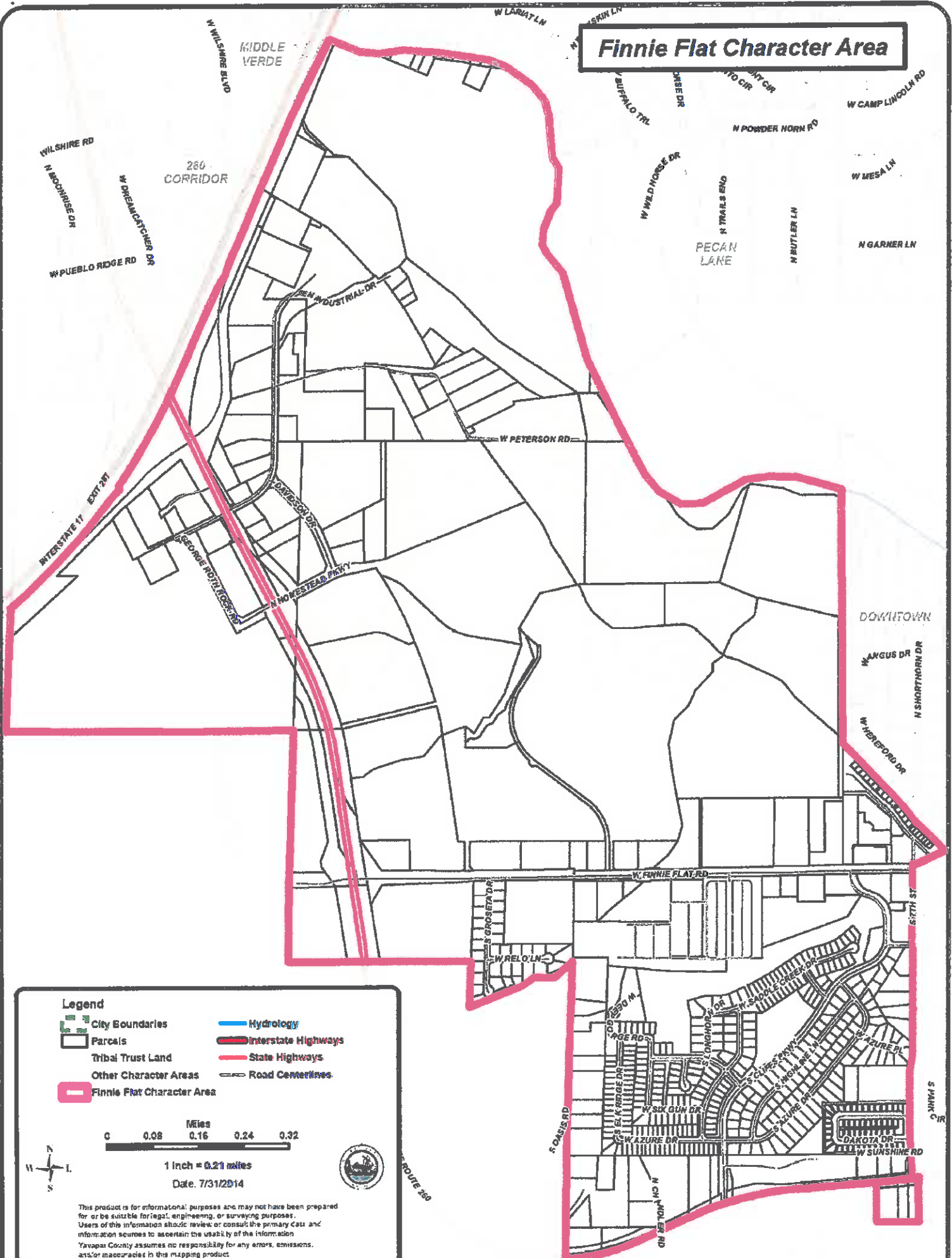
# *Finnie Flat*

## Character Area





# Finnie Flat Character Area



### Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Finnie Flat Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines

Miles  
0 0.08 0.16 0.24 0.32

1 inch = 0.21 miles  
Date: 7/31/2014



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

ROUTE 260

S JANK CTR



**(9/12/14) LAND USE; FINNIE FLAT CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Finnie Flat character area is approximately (insert size) square miles in size.</p> <p>The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7<sup>th</sup> Street. <b>The Southern border of this character area primarily runs along State Route 260 from 7<sup>th</sup> Street to Oasis Road. The Western boundary of this character area consists of a portion of Interstate 17, State Lands South of Interstate 17, State Lands West of State Route 260, and State Lands South of Finnie Flat Road/West of Oasis Road.</b></p> <p>Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.</p> <p>The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>Groseta Gardens</li> <li>Cliffs Unit 1</li> <li>Cliffs Unit 2 North</li> <li>Cliffs Unit 2 South</li> <li>The Village at Camp Verde</li> <li>Verde Cliffs</li> <li>Verde Outpost Townhouses</li> <li>Verde Outpost Townhouses Amended Plat</li> <li>Verde Ridge Unit 1-2</li> <li>* <i>Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Charter Schools</li> <li>Churches</li> <li>Home Occupations</li> <li>Hotels</li> <li>Industrial Park</li> <li>Mall</li> <li>Medical Services</li> <li>Restaurants</li> <li>Retail Sales</li> <li>RV Parks</li> <li>Service Stations</li> <li>Storage Facilities</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>Finnie Flat Road</li> <li>- Cliffs Parkway</li> <li>General Crook Trail</li> <li>State Route 260</li> <li>- 7<sup>th</sup> Street</li> <li>- Homestead Parkway</li> <li>- Industrial Drive</li> <li>- Oasis Road</li> </ul> <p><b>Major Interchanges:</b></p> <ul style="list-style-type: none"> <li>Interstate 17 and State Route 260</li> </ul> <p><b>Major Intersections:</b></p> <ul style="list-style-type: none"> <li>State Route 260 and Industrial Drive</li> <li>State Route 260 and Homestead Parkway</li> <li>State Route 260 and Finnie Flat Road</li> <li>State Route 260 and General Crook Trail</li> <li>Finnie Flat Road and Cliffs Parkway</li> <li>Finnie Flat Road and 7<sup>th</sup> Street</li> </ul> <p><b>Major Trails:</b></p> <ul style="list-style-type: none"> <li>General Crook Trail</li> </ul>	<p><b>Community Services:</b></p> <p><b>General:</b></p> <ul style="list-style-type: none"> <li>Faulkner Wash</li> <li>Gaddis Wash</li> <li>West Wash</li> </ul> <p><b>Historic Sites:</b></p> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>Arizona State Park Land</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>Verde River</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>Verde/Woods Ditch</li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes Planned Area Developments (PADs) and Planned Unit Developments (PUDs) that consist of 0 to 11 dwelling units per acre.</li> </ul> <p><b>Existing non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>C2 on the West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Homestead Parkway.</li> <li>C2 located on the East side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road.</li> <li>C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7<sup>th</sup> Street.</li> <li>C2 on the corner of State Route 260 and Cliffs Parkway.</li> <li>C3/M1 located on the North end of Industrial Drive.</li> <li>M1 on Davidson Drive near Homestead Parkway.</li> <li>Open Space</li> <li>Public Facilities</li> </ul> <p><b>Preferred non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road.</li> <li>RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7<sup>th</sup> Street.</li> <li><b>RS/C1/C2 on the South Side of State Route 260 near the intersection of 7<sup>th</sup> Street.</b></li> <li>RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7<sup>th</sup> Street.</li> <li>RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive.</li> <li>RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway.</li> </ul>



- Mixed Use
- Open Space
- Planned Unit Development (PUD)
- Public Facilities



## **FINNIE FLAT CHARACTER AREA DETAIL**

### **INTRODUCTION:**

The Finnie Flat character area is approximately (insert size) square miles in size.

The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7<sup>th</sup> Street. The South border of this character area runs south of State Route 260 from 7<sup>th</sup> Street to Oasis Road. The West border of the character area consists of Interstate 17 where it meets the Verde River and travels Southwest past the interchange of Interstate 17 and State Route 260, and runs along State Lands South of Interstate 17, East to State Route 260 just North of Finnie Flat Road where it continues East along Finnie Flat Road.

Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.

The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road. Below is a list of Finnie Flat character area neighborhoods and their existing densities:

The Medium Density Residential designation requires a minimum of ¼ acre lots and allows for one single family residence. Medium Density neighborhoods in the Finnie Flat character area includes: Groseta Gardens and Metes and Bounds property not located in a platted subdivision.

The High Density Residential designation requires both sewer and water systems service, is for single or multi-family use with a maximum of 11 dwellings per acre and also requires a Planned Area Development (PAD) or Planned Unit Development (PUD) or as part of a Town approved project. High Density neighborhoods in the Finnie Flat character area include: Cliffs Unit 1, Cliffs Unit 2 North, Cliffs Unit 2 South, The Village, Verde Cliffs, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Verde Ridge Unit 1, Verde Ridge Unit 2 and Metes and Bounds property not located in a platted subdivision.





**VISION/GOALS:**

**In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Finnie Flat character area:**

**A. GOAL: PROMOTE REGIONAL COMMERCIAL AND EMPLOYMENT OPPORTUNITIES.**

**Implementation Strategy:**

1. Encourage regional commercial and employment centers to support the region's needs.
2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
4. Promote commercial and mixed use development adjacent to State Route 260 and adjacent to Finnie Flat Rd.

**B. GOAL: PROMOTE TOURIST RELATED DESTINATIONS AND USES.**

**Implementation Strategy:**

1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.
2. Encourage a gateway presence to provide visitor information about regional recreation opportunities and amenities.
3. Utilize this gateway to promote Camp Verde's unique heritage and identity.

**C. GOAL: SUPPORT IMPROVEMENTS IN ALTERNATE MEANS OF TRANSPORTATION AND AMENITIES.**

**Implementation Strategy:**

1. Encourage new development to provide for enhanced connectivity and mobility.
2. Encourage new and extended bike routes, multi-use trails and pedestrian pathways with all new developments.
3. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in new development adjacent to major and minor arterial roadways.
4. Consider improvements in such aspects as streetscape, public spaces, multi-modal transportation options, walkability and over all community appearance.

**D. GOAL: SUPPORT AMENITIES AND IMPROVEMENTS**

**Implementation Strategy:**

1. Encourage new development to provide for enhanced connectivity and mobility.
2. Encourage new and extended bike routes, multi-use trails, and pedestrian pathways with all new developments.
3. Consider future multi-modal transportation improvements, such as bus pads and bus bays in new development adjacent to major and minor arterial roadways.



**E. GOAL: ACHIEVE/DEVELOP TRAFFIC DESIGN IMPROVEMENTS TO THE EAST SIDE OF INTERSTATE 17/STATE ROUTE 260 INTERCHANGE TO PROVIDE FULL TRAFFIC ACCESS FOR ALL BUSINESSES AND SAFE PEDESTRIAN ACCESS ACROSS STATE ROUTE 260.**

**Implementation Strategy:**

Prioritize Town/Council to work with Arizona Department of Transportation to implement traffic improvement.

**F. GOAL: ENCOURAGE LOCAL GROWERS WITH FARMERS MARKET VENUES.**

**Implementation strategy:**

Provide a location with access and visibility.

