MINUTES
JOINT WORK SESSION
MAYOR AND COMMON COUNCIL AND
PLANNING & ZONING COMMISSION
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. MAIN STREET ROOM 106
FRIDAY, OCTOBER 16, 2015 at 8:00 a.m.

Minutes are a summary of the discussion. They are not verbatim.
Public input is placed after Commission discussion to facilitate future research.

1. **Call to Order**
Call to Order at 8:00 a.m.

2. **Roll Call**
Mayor Charles German, Vice Mayor Bruce George, Councilors Jackie Baker, Robyn Whatley, Brad Gordon and Jessie Jones-Murdock are present. Councilor Carol German is absent. Chairman B. J. Davis and Vice Chairman Dave Freeman are present. Commissioners Greg Blue, Jim Hisrich, Chip Norton, Howard Parish and Bob Burnside are absent. Mayor German acknowledged that a quorum of the Common Council was present, however, a quorum of the Planning and Zoning Commission was not present.

Also Present
Community Development Director Michael F. Jenkins, Permit Technician Kendall Welch, Tony Gioia, and Town Clerk Virginia Jones and Recording Secretary Lynn Riordan.

3. **Pledge of Allegiance**
Mayor German led the pledge.

4. **Update by Planning & Zoning Chairman b. J. Davis, and other members of the P&Z Commission regarding the General Plan Process, various elements of the General Plan and Character Areas that are included in the General Plan.**

Chairman B. J. Davis addressed the Mayor and Common Council, stating each council member has been provided a written handout that outlines the General Plan by Chapter with each Chapter including a Vision Statement, Introduction, and Goals, with specific emphasis on Chapter 3, Land Use designating and defining the ten new Character Areas with current and intended land uses in each Character Area.

Chairman Davis advised that the subcommittee and Planning and Zoning Commission continue to review and revise the proposed General Plan, keeping the intent of the 2005 General Plan with Camp Verde's unique history and rural character while planning for, and encouraging development, primarily in the growth areas. The Planning and Zoning Commission will present the Proposed General Plan in final form to the Council for consideration in January 2016. All Commissioners are available to answer any questions from Council members to insure all Council members are familiar with the changes and are able to address any public comment or questions when the Proposed General Plan is complete and available to the public in January 2016.

Chairman Davis and Vice Chairman Freeman explained the information contained in the handout and the progress currently underway by the sub-committee and Planning and Zoning Commission. Chairman Davis explained the Character Areas, and the intent of the establishment of Character Areas, advising that nothing is set in stone, major and minor amendments may still be applied for, however, the Character Area designations will allow potential developers and investors to know in advance which areas are designated for development, clarity of what type of development is desired and the intent and goals of the Town in each Character Area, resulting in reduced development costs, time, and public concerns.

Chairman Davis advised that the Proposed General Plan also encourages water conservation and education; however, at this time the Town does not own any water companies or have any authority over ditch irrigation rights. The appendix, contained in the Proposed General Plan, also serves as a disclaimer and provides

definitions.

Chairman Davis and Michael Jenkins gave an overview of the proposed Growth Areas (commercial), which is primarily along Hwy 260. The intent of the Proposed General Plan is to find an appropriate balance to allow growth while maintaining and protecting the view and rural areas, with clarity, strategies and goals. Chairman Davis also advised that Chapter 8 of the Proposed General Plan is Circulation, Trails and Transportation, which includes a vision statement to create new, preserve existing, and maintain trails, bike paths and river access in conjunction with marketing (tourism), growth and development.

Mayor German advised that the local civic organizations and churches have been receptive and cooperative in assisting with distributing public information regarding the Proposed General Plan, although the Proposed General Plan will not be available to the Public until January 2016.

Adjournment. Mayor German adjourned the meeting at 9:25 a.m.

Mayor Charles German

Lynn Riordan, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Joint Work Session of the Mayor and Common Council and Planning and Zoning Commission of the Town of Camp Verde – General Plan Update - held on October 16, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 2 day of November, 2015.

Virginia Jones-Town Clerk