

MINUTES
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.

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 German, 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 Freeman

4. **Approval of Minutes:**

October 24, 2013 – Work Session

On a motion by **Commissioner Davis**, seconded by **Commissioner Hough**, the Commission voted unanimously to approve the minutes of October 24, 2013 as submitted.

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 **Assistant Planner Jenna Owens** presented this agenda item by pointing out the two area maps that were displayed, one was concept Character Areas overlaid onto the Camp Verde Town Boundary map the other was a concept of Character Areas overlaid onto a Land Use map.

1. The overlaid Character Area map is only a concept built by staff.
 - a. These concepts are only to give the Commission and public an idea of how the Character Areas could work for the Town.
 - b. These maps are not written in stone, only a concept to work with.
2. Staff did in fact use the outline for this project supplied by the draft of the City of Globe Character Areas.
3. **Owens** also noted that in the meeting packet there was three of the Character Areas with more details such as the polygon and perimeter.

Owens invited the Commission and public up to get a closer look at the displayed area maps.

Owens also described some of the scenarios that staff created for each of the Character Areas, which was also supplied in the meeting packet. This document originated from the same template that the City of Globe draft document is using. The scenarios for Character Areas of Verde Lakes/Clear Creek, Quarterhorse and Salt Mine are the residential areas staff has brought to discuss, as directed, by the Commission.

Commission Discussion and Public Input

Chair Norton reminded the audience that their input tonight is important and they can also stop into Town Hall's Community Development counter to express themselves to the Staff.

Commissioner Davis questioned the availability of the Forest Service Land that is incorporated into the Town. **Owens** told him if someone wants to develop any of the Forest Service Land they would have to

purchase it through the Forest Service and at that time it would be subject to all of the Town's zoning and planning codes and ordinances.

George Olsen who hasn't been present at other meetings wanted some clarification on the Character Areas and if they would change the current zoning. **Owens** replied that the current zoning stays in place, the Character Areas will suggest other types of Land Use which is recommended which in turn limits the need for a major General Plan amendment. The process would only involve a zoning map change; the Character Areas provide flexibility in the process.

Commissioner Hisrich wanted some clarification on the boundaries along 260; with the realignment that ADOT has proposed. Does staff know that 260 will still follow the current alignment? **Jenkins** replied that he believes that ADOT will stay within the same alignment with the widening project.

Sam Musser added that when he seen the original widening project back in 2001 that in fact ADOT at that time did follow the existing 260 alignment.

Commissioner Hough suggested that the dividing line north of the 260 Corridor should be widened out to include some of the already existing industrial areas. **Owens** thanked Commissioner Hough and told the Commission this is exactly the type of suggestions staff is looking for.

Kathy Davis suggested that in the document that defines the areas to include the current zoning to add clarification for the public.

Commissioner Hough expressed his concern of the verbiage in column six of the scenario document. He would like to see more explanation of where in the Character Area different zoning would be encouraged so the voters would realize that their homes and residential areas will still be protected from commercial.

Owens said she understood and yes in that column Commissioner Hough was referring too can have added verbiages, such as setbacks, adjacent to main thoroughfares or other identifying specifications.

Sam Musser asked to address the Commission to share some information that he had put together as far as density. Mr. Musser supplied a chart to each of the Commissioners and told them he had made a comparison with the Town to other neighboring communities such as Flagstaff and Cottonwood. Residential density isn't reflected in the others general plans but it is addressed in the zoning, and the zoning also identifies limitations or requirements for different sizes of density.

Before closing item five **Jenkins** told the Commission that in item seven the Commissioner and Public will be starting the process to make changes to the proposed Character Areas and scenarios that staff has supplied as a starting point for updating the General Plan and the incorporation of Character Areas.

Jenkins added that the current Land Use map was utilized in this process and the Character Areas were overlaid on top, he wanted to ensure the Commission that with the overlay of Character Areas none of the zoning was changed.

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
Jenkins started this item by presenting to the Commissioners a list of principals that were compiled by the sub-committee as a recommendation for consideration of Character Areas.

Commission Discussion and Public Input

Kathy Davis told the Commission that she felt principal number four is more of an asset than a different Character Area of its own.

Commissioner Freeman said these principals should be considered when appropriate as a check list.

Jane Whitmire suggested that all documents being used and formed during this process should clearly be identified as a draft; this will help limit confusion by the public.

Jenkins told the Commission to remember that the sub-committee is here to aid the Commission in whatever task is needed to help the Commission to update the General Plan quicker. The Commission can direct the sub-committee to complete tasks or research and to offer their ideas, the sub-committee's members are citizens of the Town.

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
Jenkins told the Commission and Public that this is the item where he would encourage any input regarding the Character Area boundaries and the names that staff tentatively put together.

Character Area Names as discussed by the Commission:

1. Character Areas should have names that identified the running water that goes through them, which enhances the landscape.
 - a. The Character Area’s names that was inserted by the staff is very familiar to most people in the area, changing the names too much would cause confusion.
 - b. Using the current well known names and adding a slash to identify the running water maybe more recognizable.
2. 260 Corridor could be referred to as the “Enterprise Area?”
 - a. There is residential in this area down to the river, these residents would probably take offence to being considered the Enterprise Area, it could also cause some confusion at the real estate level.
 - b. The text would help spell out the difference within the Character Area, identifying the commercial from the residential.

Character Area Boundaries as discussed by the Commission:

1. Combine the Old 279 Character Area with the 260 Corridor.
2. I-17 a west boundary and north from 260 to create a Character Area of Upper and Lower Verde.
3. Include reservation land to historic downtown and not the Finnie Flat area.
4. A separate Character Area for the Pecan Area which is a national designation.

Direction to Staff

1. Reconsider the 260 boundaries and eliminate the Old 279 Character Area.
2. Work on the proposed boundary for 260 or “Enterprise area.”
3. Staff to identify Tribal Trust lands incorporated into the Town boundaries.
4. Update the table to have clearer physical description and the zoning districts, which should include current zoning vs recommended Land uses within it.

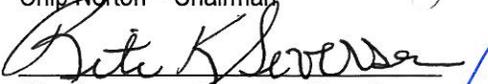
Commissioner Blue thanked staff for their work and supplying the Commission with a tool to work with. **Chair Norton** reminded the Commission the next work session will be December 12th, 6:00 P.M., and the next sub-committee will be Tuesday November 19th 3:00 P.M.

8. **Adjournment**

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



Chip Norton – Chairman



Rita Severson – Recording Secretary



Michael F. Jenkins – Community Development Director