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**AGENDA WORK SESSION – GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, MAY 8, 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**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:  
April 24, 2014 – General Plan Work Session**
5. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the "Salt Mine" Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the "Quarterhorse" Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
7. **Determine the next Character Area to discuss.**
8. **Adjournment**

**Next Sub-Committee Meeting  
May 14, 2014**

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

Posted by:

*[Signature]*  
**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.

Date/Time:

*5/5/14 1:30pm*

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.

**MINUTES DRAFT**

**THE PLANNING AND ZONING COMMISSION  
GENERAL PLAN UPDATE  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322**

**THURSDAY APRIL 24, 2014**

**6:00 PM**

*Minutes are a summary of the actions taken. They are not verbatim.  
Public Input is placed after Commission motions to facilitate future research.  
Public Input, where appropriate, is heard prior to the motion.*

1. **Call to Order at 6:00 PM**
2. **Roll Call**  
*Vice- Chairperson Norton and Commissioners Blue; Parish; Hisrich; Hough and Freeman, with Commissioner Freeman coming in at 6:01 PM.*  
ABSENT:  
*Chairperson Davis*
3. **Pledge of Allegiance** was led by Commissioner Hisrich
4. **Approval of Minutes:**  
**April 10, 2014 – General Plan Work Session-**  
Commissioner Hough made a motion to approve the minutes.  
Commissioner Blue, seconded.  
All in favor. Motion passed unanimously.
5. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the "Downtown" Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins

Vice Chairperson Norton asked of the staff for an update in regards to the Land Use; Downtown Character Area Chart.

Community Development Director Michael Jenkins updated the provides reasoning and background to the Land Use; Downtown Character Area Chart, and referenced previous suggestions provided by Economic Development Director Steve Ayers, while adding emphasis on column 4 "POINTS OF INTEREST" and COLUMN 5 "DENSITY AND NON-RESIDENTIAL DISTRICTS".

❖ LAND USE: DOWNTOWN CHARCATER AREA CHART:

Points of Interest-

Vice-Chair Norton, opened subject for comment.

Commissioner Hough, asked for the removal of CAMP VERDE WATER, as there are no other utilities mentioned under the column.

Kathy Davis, a resident to the area gave her support to Hough's request for alike reasoning.

**Commissioner Hough**, asked of the Commission to look at the *Historical Sites* portion of the Chart. Hough, being a longtime resident of Camp Verde gave insight to some of the sites listed, pointing out that some sites such as "Hand/Dieringer's Saddle/Zellner's Guns" are no longer standing. Hough suggested the removal of the following:

Crook's Trail Antique Store

Frank Tompkins's Barber Shop/Nursanickel Second Hand/Dieringer's Saddle/Zellner's Guns

**Commissioner Hough** also stated "Thurman Power's Garage" should be listed as "Pete Power's Garage".

*There was no objection to Commissioner Hough's requests.*

**Due to technical difficulties the Commission took a five minute recess at 6:15PM.**

**Vice-Chair Norton** called the meeting to order at 6:20 PM.

**Commissioner Blue**, came before the Commission with the opinion of not needing "Historic Sites", as there was no official proclamation and he found them not to be factual.

**Brenda Hauser**, introducing herself asked for clarification if they all should be removed from the list?

**Commissioner Hough**, suggested to keep the list under POINTS OF INTEREST, until the owners of the properties deemed them Historical Sites, and stuck with his point of there being errors on the list.

**Commissioner Hisrich**, felt cautious and did not suggest listing buildings that were not standing, and the problem in listing "Potential" historic sites, any new development could be deemed a "potential" historic site.

**Tony Gioia**, stated they are historic and agrees with Commissioner Hisrich that they do not want to include buildings that are not standing.

**Vice-Chair Norton**, asked the Commission to ask the assistance of the Historical Society as they may be of great benefit, and leave the column named "Points of Interest", and also to delete CAMP VERDE WATER, from the list.

**Commissioner Freeman**, was in support of the assistance from the Historical Society and referenced a "Historic Walk" that is carried out and felt this was a great task to ask for assistance. Freeman also suggested changing the wording on column four, from "POINTS OF INTEREST" to "HISTORIC POINTS OF INTEREST".

**Commissioners Hough and Hisrich** were in support of Commissioner Freeman's suggestion in changing the title to column four to "HISTORIC POINTS OF INTERST".

## DENSITY AND NON-RESIDENTIAL DISTRICTS-

**Vice-Chair Norton**, opened subject for comment.

**Community Development Director Michael Jenkins** provided updates on the changes listed in "red" under the column.

**Commissioner Hough**, asked the staff to re-work the C3 ON BOTH SIDES OF MONTE VERDE LANE- to include recent zoning changes in the parcels that he himself owns.

**Tony Gioia**, expressed a concern of being buried in the details, proposed vs. preferred. Gioia referenced the current LAND USE MAP and found the new character area chart to be "cumbersome", and feels it will cause mistakes and does not believe the system will work well.

**Kathy Davis**, as a member of the sub-committee suggested C3 zoning not being good for the entrance of Camp Verde, and the majority of the sub-committee was not in support of the expansion of C3 zoning.

**Commissioner Hough**, asked why they didn't eliminate the C3 zone if it wasn't wanted, and noted the added increase in value to the already existing C3 properties in the area.

**Counselor Brad Gordon**, referenced parcel 404-28-157 as being American Heritage Academy- a charter school, and pointed out the surrounding residential properties within the area discussed. The counselor did not wish to push C3 zoning/developments West of the area in question.

**Tony Gioia**, supported the Counselor's comments because of housing and going West of the area would provide visibility off General Crook and the existing Senior Apartments.

**Brenda Hauser**, stood before the Commission stating the need to protect the Residential homes; existing Charter School; and Marshall's office, and for the Commission and Public to "Remember why [they] are [here]".

**Commissioner Hough**, stated he was looking at the area of 1<sup>st</sup> Street only.

**Commissioner Hisrich**, maintained the viewpoint he held previously at the last meeting stating they are "pre-setting" areas for future use, that the meetings are a step without public input. **Hisrich** cannot make determination on the subject without the input of the public.

**Commissioner Hough**, referenced the current LAND USE MAP and the "red" notations on the proposed LAND USE CHART as being the "business corridor", and making land available for future use, and this being one in the same concept.

**Counselor Brad Gordon**, stated "these meetings are public input".

**Community Development Director Michael Jenkins** pointed out to the public and Commission that there are public notices posted and he shares Commissioner Hisrich's feelings that there is a need for public input, yet the public is not attending these meetings (separate from the General Plan Meetings), and the existing Commission is being tasked by default with these decisions under the General Plan.

**Susie Thompson**, voiced as the public that there is a wish for no additional C3 development in the DOWNTON CHARACTER AREA.

**Brenda Hauser**, also stood before the Commission as a member of the public and stated she was in attendance because as a member of the public, she wanted to be listed to, and she herself has not "ulterior motives" such as being a business owner or property owner within the DOWNTOWN CHARACTER AREA.

**Vice- Chair Norton**, asked if there were any other additional changes to the document? Norton, also asked for any additional comments from the public.

There was no additional comments.

**Commissioner Hough**, made a motion to approve the map and columns four and five of the LAND USE; DOWNTOWN CHARACTER AREA CHART.

**Commissioner Blue**, seconded the motion.

All in favor. Motion passed unanimous.

6. **Determine the next Character Area to discuss.**

Vice-Chair Norton asked the Commission to pick the next two character areas for staff and the sub-committee to work on, so that in the future all meeting dates and times can be used to their full advantage.

**Commissioner Hough** suggested the discussion of the SALT MINE then QUARTER HORSE areas be the next character areas up for discussion.

There was no objection.

7. **Adjournment at 6:58 PM**

**Commissioner Blue**, made a motion to adjourn the meeting at 6:58 PM.

**Commissioner Parish**, seconded the motion.

All in favor. Motion passed unanimous.

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Chip Norton, Vice- Chairman

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Planning & Zoning

**CERTIFICATION**

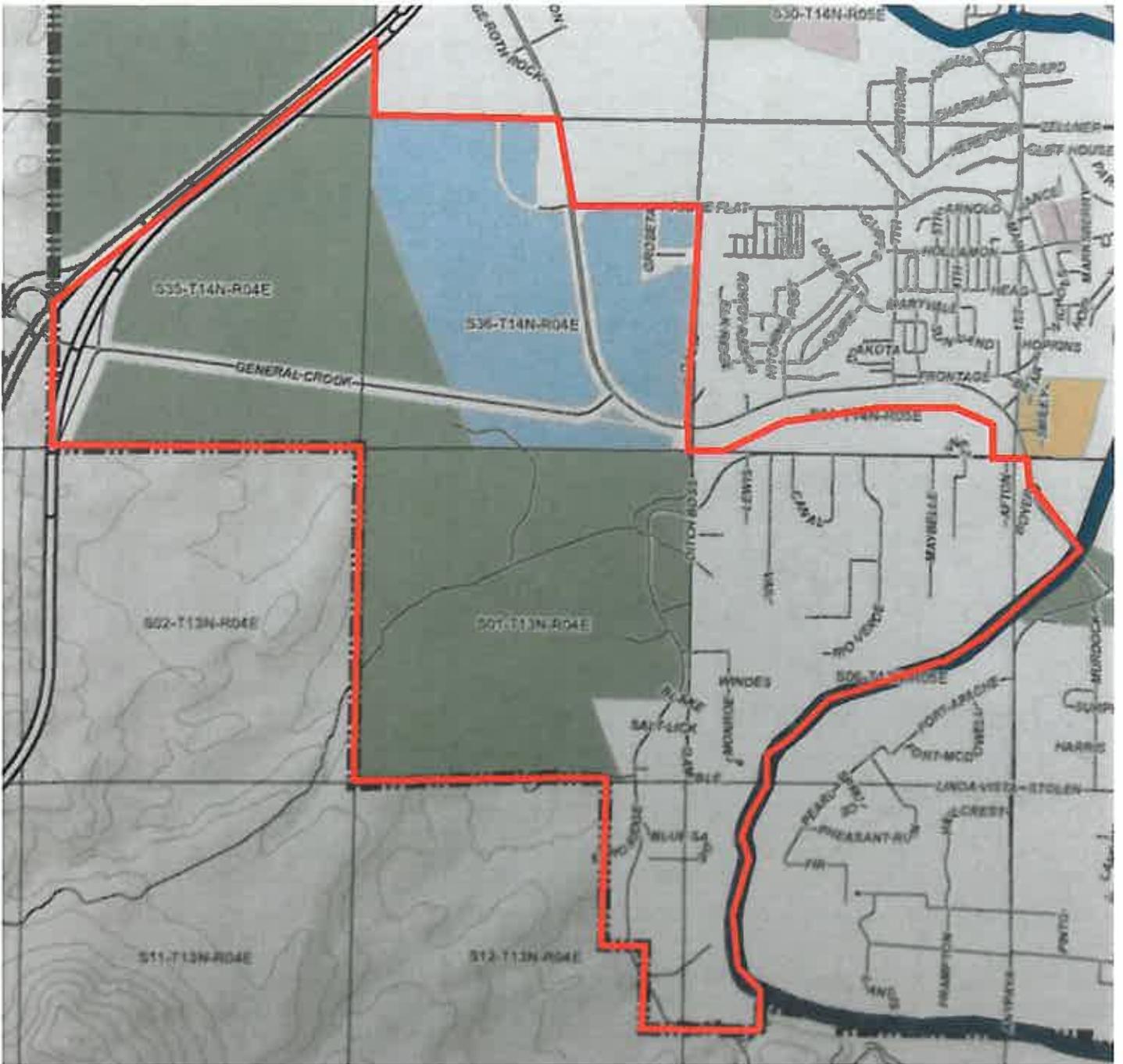
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 27<sup>th</sup> day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

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

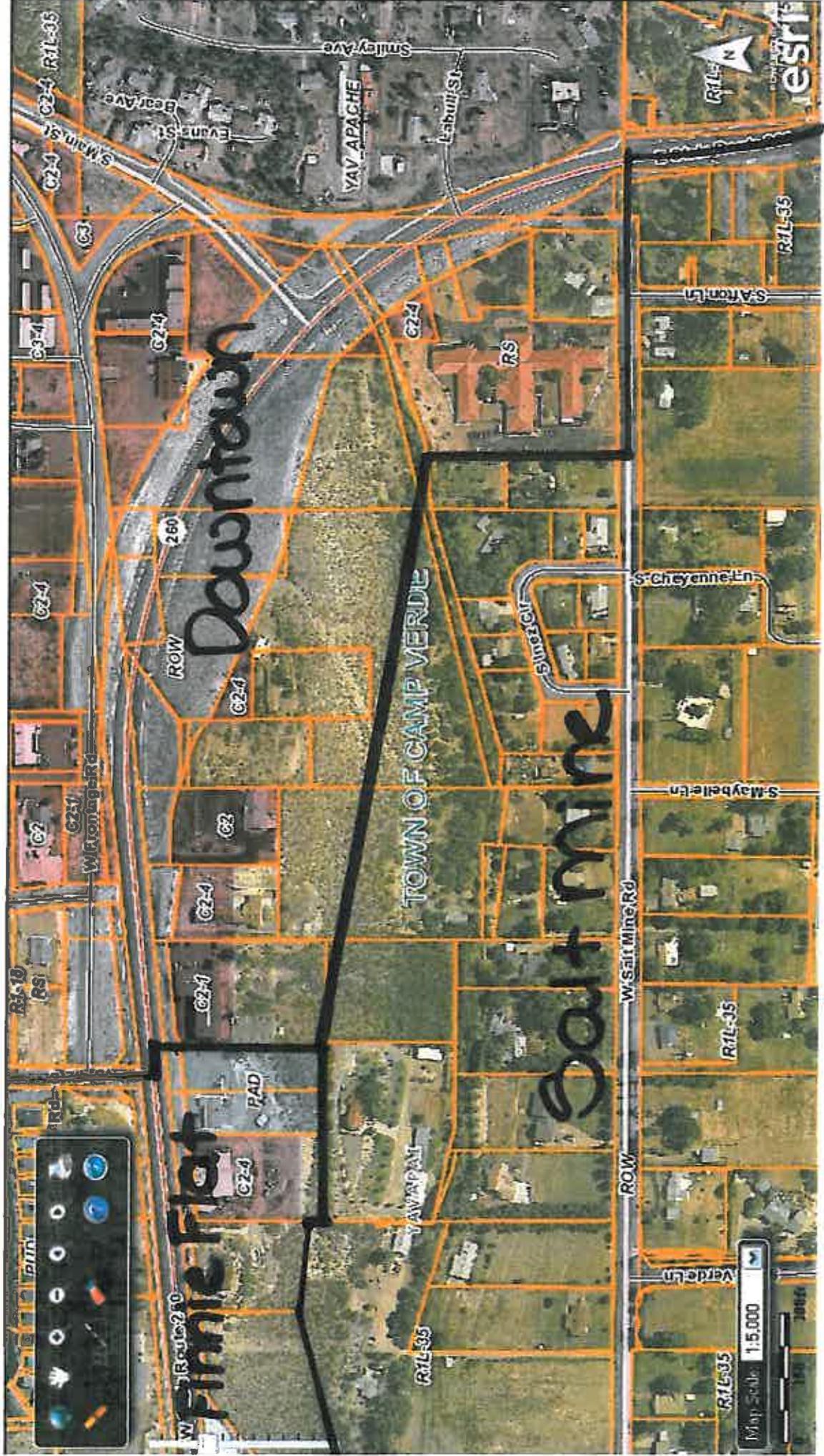
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Stephanie Ostler

## SALT MINE CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.



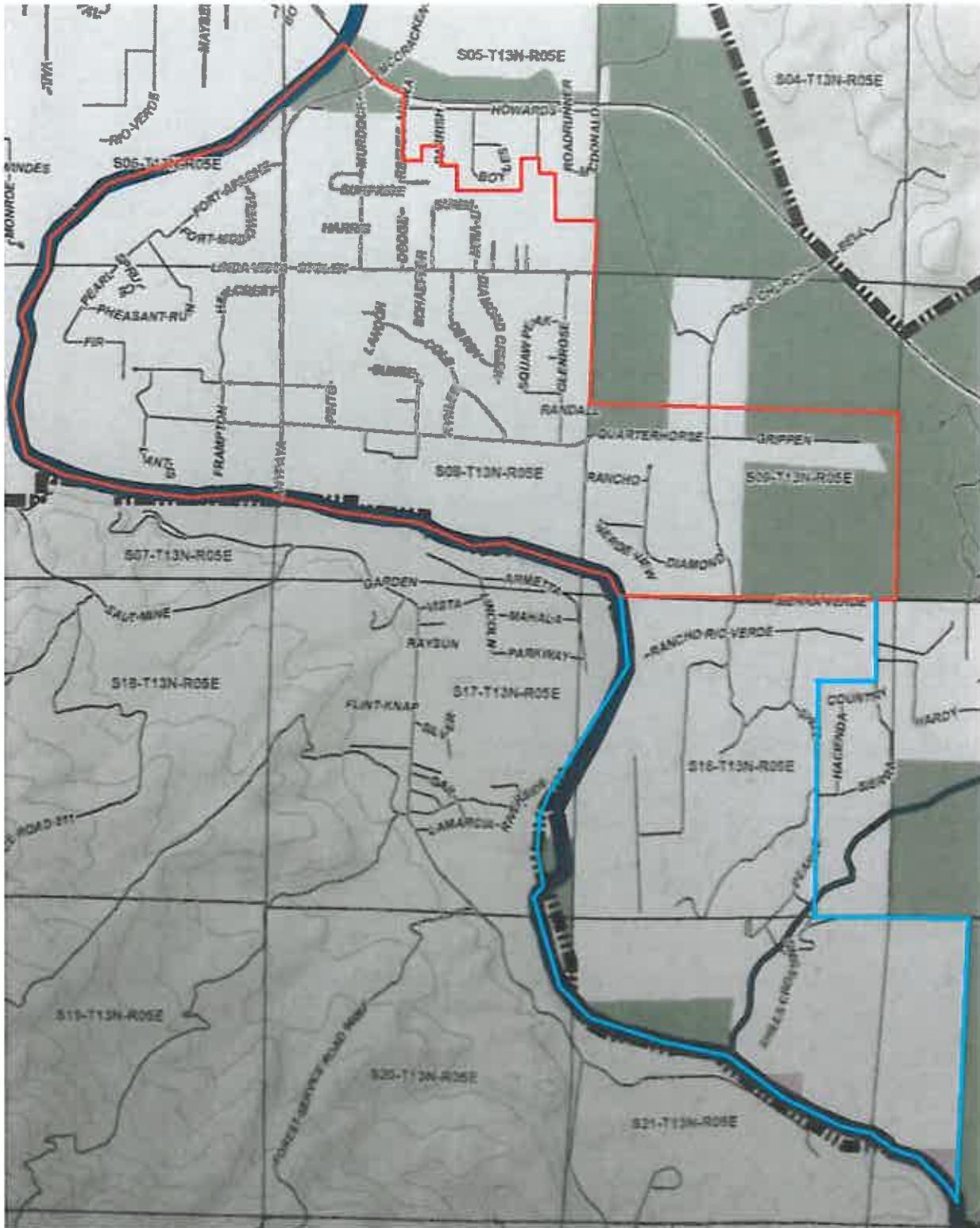
- Character Area Boundary Line

**(5/1/14) LAND USE; SALT MINE CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Salt Mine character area is approximately (insert size) square miles in size.</p> <p>The northern boundary line of this character area runs along U.S. Forest Service and State Lands lands south of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues south to Finnie Flat Road, then east to State Lands, south to Oasis Road, then continues east along the southern side of State Route 260 until it reaches Salt Mine Road. The northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The east boundary line of the Salt Mine character area is the Verde River. The south and west boundary line primarily follow along Town boundary lines with a portion of the western border that runs along Interstate 17.</p> <p>A significant portion (insert %) of this character area is comprised of U.S. Forest Service owned land. In addition, there is also a significant portion of State Land (insert %).</p> <p>The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>• Afton Estates</li> <li>• Maybelle Estates</li> <li>• Rio Verde Ranchos</li> <li>• Security Acres Amended Sunny Terrace</li> <li>• <i>* Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p>Businesses:</p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• <b>Home Occupations</b></li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li>• Finnie Flat Road</li> <li>• General Crook Trail</li> <li>• Interstate 17</li> <li>• <b>Oasis Road</b></li> <li>• Rio Verde Lane</li> <li>• Salt Mine Road</li> <li>• State Route 260</li> </ul> <p>Major Interchanges:</p> <ul style="list-style-type: none"> <li>• Interstate 17 and General Crook Trail</li> <li>• Interstate 17 and State Route 260</li> </ul> <p>Major Intersections:</p> <ul style="list-style-type: none"> <li>• <b>State Route 260 and Oasis Road</b></li> <li>• State Route 260 and Salt Mine Road</li> </ul> <p>Major Trails:</p> <ul style="list-style-type: none"> <li>• <b>Copper Canyon Trailhead</b></li> </ul>	<p>Community Services:</p> <p>Historic Sites:</p> <ul style="list-style-type: none"> <li>• Salt Mine</li> <li>• <b>Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road</b></li> <li>• <i>* Various private residences along Boyer St. and Salt Mine Rd.</i></li> </ul> <p>Parks and Recreation:</p> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>• <b>Copper Canyon</b></li> <li>• Faulkner Wash</li> <li>• Verde River</li> <li>• West Wash</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>• Verde/Woods Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 1 dwelling per acre.</li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• Open Space</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• <b>Agricultural Use</b></li> <li>• Open Space</li> </ul>

**(5/2/14) DRAFT QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA MAP**

**QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA MAP**



**PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.**



**(5/1/14) LAND USE; QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Quarterhorse/Rancho Rio Verde character area is approximately (insert size) square miles in size.</p> <p>The north boundary line of this area is defined by a portions of State Route 260, Reeves Arena Road, Parrish Lane, and McDonald Lane. From McDonald Lane the northern boundary line continues south to the north side of Quarterhorse and Grippen Lane where it continues east to the S09-T13N-R05E section line. [Insert east and south boundary line.] The west boundary line of the Quarterhorse/Rancho Rio Verde is the Verde River.</p> <p>A small portion (insert %) of the character area is comprised of U.S Forest Service owned land. In addition, there is also a small portion of State Land (insert %).</p> <p>The Quarterhorse character area is primarily residential in nature and consists of Low Density Residential properties.</p> <p><a href="#">[Insert paragraph on Shield Ranch Nature Conservancy]</a></p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>Country Estates Units 1, 3 &amp; 4</li> <li>Country Estates Unit 2 Amended</li> <li>Diamond Creek Ranch</li> <li>Diamond Creek Ranch North</li> <li>Fort Verde Estates</li> <li>Jordan Meadows</li> <li>Jordan Meadows Units 2-3</li> <li>Millwood Estates</li> <li>Mountain View Estates</li> <li>Paradise Acres</li> <li>Verde Park</li> <li>* <i>Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p>Businesses:</p> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Home Occupations</li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li>Old Church Road</li> <li>Quarterhorse Lane</li> <li>Rancho Rio Verde</li> <li>State Route 260</li> <li>Stolen Boulevard</li> </ul> <p>Major Interchanges:</p> <ul style="list-style-type: none"> <li>State Route 260 and Quarterhorse Lane</li> </ul> <p>Major Trails:</p> <ul style="list-style-type: none"> <li>General Crook Trail</li> </ul>	<p>Community Services:</p> <p>Historic Sites:</p> <ul style="list-style-type: none"> <li>Bell House</li> <li>Clear Creek Church</li> <li>Clear Creek Cemetery</li> <li>* <i>Various private residences along Anupaya St., Quarterhorse Ln., Verde Park Dr./Old Church Rd., Rancho Rio Verde Ln., and Shill Crossing.</i></li> </ul> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> <li>White Bridge Recreational Day Use Site</li> </ul> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>Bell Spring</li> <li>Clear Creek</li> <li>Verde River</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>Diamond S Ditch</li> <li>Pioneer Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>Consists of varying densities ranging from 0 to 1 dwelling per acre.</li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>Open Space</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>Agricultural Use</li> <li>Open Space</li> </ul>