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**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.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:
May 22, 2014 – General Plan Work Session**
5. **Discussion, Public Input & Commission Consensus on questions raised during the May 22nd 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

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

**Next Sub-Committee Meeting
June 18, 2014**

**Next General Plan Work Session
June 26, 2014**

Posted by:

A handwritten signature in black ink, appearing to read "Michael Jenkins".

Date/Time:

6/9/14 - 1:00pm

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.

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
WORK SESSION - GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
TOWN OF CAMP VERDE – 473 S. MAIN ST., CAMP VERDE, AZ 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY, MAY 22, 2014 at 6:00 P.M.

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**

The meeting was called to order at 6:01 p.m. by **Chairman Davis**. He requested a change to the order of the Agenda— discussion of the 260 East Character Area first—in order to accommodate **Commissioner Parrish's** request.

2. **Roll Call**

Chairman Davis, **Vice Chairman Norton**, and **Commissioners Hisrich, Blue, Hough, Norton, and Freeman** were present. **Commissioner Parish** arrived at 6:04 p.m.

Also Present: **Community Development Director Michael Jenkins**, **Assistant Planner Jenna Owens**, **Permit Technician Kendall Welch**, and **Recording Secretary Saepyo Choe**.

3. **Pledge of Allegiance**

The Pledge of Allegiance was led by **Commissioner Blue**.

4. **Approval of Minutes:**

May 8, 2014 – General Plan Work Session

On a motion by **Commissioner Freeman**, seconded by **Vice Chair Norton**, the Commission voted unanimously to approve the minutes.

5. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the 260 East Character Area.** Staff: **Michael Jenkins**

On a motion by **Commissioner Hough**, seconded by **Vice Chair Norton**, the Commission voted unanimously to approve the proposed residential densities & land uses other than residential for the 260 East Character Area, with the following amendments: 1) Change "proposed" to "purchased for a future Town Park" under the "Physical Description" and "Parks and Recreation" columns, 2) Add "State Route 260 and Howards / Reeves Arena Road" under "Major Intersections," 3) Delete "Verde River" and "Diamond S Ditch" from "Points of Interest," 4) Add "RS/C1/C2/C3 on the north and south side of State Route 260" and "PM" "along McDonald Lane" under "Preferred non-residential zoning districts" for the 260 Character Area.

Community Development Director Michael Jenkins explained the boundary area, explaining that boundaries are generally drawn along the Verde River, a Town boundary, or a road. He thanked the subcommittee for their diligent work on detailing the three character areas.

Physical Description: In the case of the 260 character area, the southern boundary was drawn just north of Quarterhorse Lane in order to separate out the residential homes in the area. **Commissioner Parrish** recommended extending the zig-zag portion of the southwestern boundary to the section line, in order to account for future expansion and to create a straight line that is easier to keep track of. Commission and public input showed preference for keeping residential areas separate from C3 commercial / industrial areas and keeping the southwestern boundary as-is. **Commissioner Hough** recommended changing the wording from "proposed for a Town park" to "purchased for a future Town park."

Built Environment: **Jenkins** confirmed that the school property lies within the boundary, though it is not listed.

Circulation: Chairman Davis confirmed that Reeves Arena Road should remain on the list. *Commissioner Hough recommended adding "State Route 260 and Howards-Reeves Arena Road" under "Major Intersections."

Points of Interest: *Commissioner Hough recommended adding "Future Town Park" under "Parks and Recreation," and Chairman Davis asked to remove "Verde River" and "Diamond S Ditch." Jenkins explained that the wastewater plant was designated under the lowest zoning, Rural Residential, when it was acquired by the Town. The Town should request a zoning change, which has not yet been done. At the same time a municipality does not have to follow its own zoning, as it is a public facility. Commission discussed the feasibility of monetizing byproducts from the Sanitary District through bio-processing, such as for composting. Former Mayor Tony Gioia reported that past attempts to do so failed to secure approval due to multiple environmental and health hazards. According to Vice Chair Norton, the land surrounding the Sanitary District is owned by multiple private owners and the Forest Service. Commissioner Hough expressed that any proposal to develop businesses on Town-owned land, should have to go through a long, detailed process for approval.

Density and Non-Residential Districts: "PM" stands for "performance industrial." Counselor Gordon asked about creating a buffer zone between Residential and PM or M1 in case of future build up. It was explained that the area in question is Forest Service lands, so that an additional buffer would not be necessary. Gordon asked about the C3 on the north side of 260, and Gioia informed that the Town has visual examples of the vision for that area, and that Detention Pond serves as a buffer zone. Commissioner Hough explained that it was not necessary to list drainage ponds or the entrance to the Town Park. *Gioia, Davis, Norton, and Freeman favored the idea of adding language to encourage C3 commercial on both sides of 260, up to Detention Pond. Expanding commercial in that high-visibility area would be beneficial to the Town as it is another "entrance" to the Town. Hough and Gordon agreed that commercial should remain close to 260, and that performance industrial (PM) and light industrial (M1) should be kept away from the highway.

*Jenkins added that commercial should be spelled out as "C1/C2/C3."

6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the Clear Creek Character Area.** Staff: Michael Jenkins
On a motion by Commissioner Hough, seconded by Commissioner Freeman, the Commission voted unanimously to approve the proposed residential densities & land uses other than residential for the Clear Creek Character Area, with the following amendments: 1) Add "White Hills Trailer Park" and "Clear Creek Mobile Home Park" under "Neighborhoods," 2) Add "Sierra Verde Rd" to "Major Roads," 3) Add "State Route 260" and "Sierra Verde Rd" to "Major Intersections," 4) Add "General Cook Trail" and "Clear Creek Trails" to "Major Trails," 5) Remove "Park at Verde Lakes Clubhouse" from "Parks and Recreation" and remove "Wickiup Creek" from "Water Resources, 6) make "Mobile Home Park" plural under "Existing Density."

Physical Description: Jenkins highlighted the new Arizona Ave boundary line and all subcommittee edits within the five columns.

Built Environment: *Kathy Davis suggested adding "White Hills Trailer Park" and Commissioner Hough suggested adding "Clear Creek Mobile Home Park" under "Neighborhoods." It was clarified that gypsum mining is one of the businesses within the area. Jenkins explained that "Home Occupations" refers to a subservient usage of a primary residence, where all work is conducted within the building, without signage or impacting residential traffic, such as a one-room barber shop, veterinary service, or computer-based business. He confirmed that any number of construction vehicles for a business may be parked inside the boundary of a residential property, though major heavy equipment could raise some issues.

Circulation: *Chairman Davis recommended adding "State Route 260" and "Sierra Verde Rd" to "Major Intersections." *Commissioner Hisrich, and Counselor Gordon, and the public noted that "General Crook Trail" and "Clear Creek Trails" should be added under "Major Trails."

Points of Interest: *Commissioner Hough noted that the parks at Verde Lakes Club House are for private

use only and should be removed; also, "Wickiup Creek" does not qualify as a "water resource." Chairman Davis gave direction to Permit Technician Kendall Welch to move all washes into a "Points of Interest" sub-category. Commissioner Parrish suggested adding "CC Campground" under "Historic Sites."

Density and Non-Residential Districts: *Commissioner Hough noted that "Mobile Home Park" should be made plural. The following details were explained: "Natural Resources" refers to resources available through mining in the area; "Agricultural Use" refers to livestock, such as cattle; "Mining" falls under "land use" not a "zoning" category; and the "C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive" refers to property/land purchased by the McDonald family and rezoned to C3 for a (at one time) proposed gas station.

7. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the McCracken Character Area.** Staff: Michael Jenkins
On a motion by Commissioner Hough, seconded by Commissioner Freeman, the Commission voted unanimously to approve the proposed residential densities & land uses other than residential for the McCracken Character Area, with the amendment to add "CV Hill" and "Fort River Caves" to the "Points of Interest" column.

Physical Description: Jenkins explained that the western boundary jags off of the main McCracken boundary line due to privately-owned residential homes in the area. Cheri Wischmeyer suggested that the area may also contain state trust land, along with Forest Service land. Chairman Davis gave direction to Welch to research the answer and notify Wischmeyer of findings.

Built Environment: The question arose whether mining is still active in the area, and if so, if it is being done legally with proper permits. Differing reports from the public led Chairman Davis to request further investigation into the matter and to agendaizing the topic for the next meeting.

Circulation: Jenkins explained that many of the trails in Camp Verde are "social," and that there are no major trails in the area.

Points of Interest: *Commissioner Hough and Chairman Davis recommended adding the hill with the letters "CV" for Camp Verde as the "CV Hill" under "Points of Interest" column, along with the "Fort River Caves."

Density and Non-Residential Districts: There was discussion of whether to add "Natural Resources," with Gioia expressing that it would be best not to encourage mining in the area. Commissioner Hough expressed a preference to refrain from adding Town Park access to the list.

8. **Determine the next Character Area to discuss.**
The Commission will discuss the State Route 260 Corridor Character Area at the next meeting.
9. **Adjournment**

On a motion by Vice Chair Norton, seconded by Commissioner Blue the meeting was adjourned at 7:25 p.m.

**Next Sub-Committee Meeting
May 28, 2014**

**Next General Plan Work Session
June 12, 2014**

BJ Davis, Chairman

Planning & Zoning

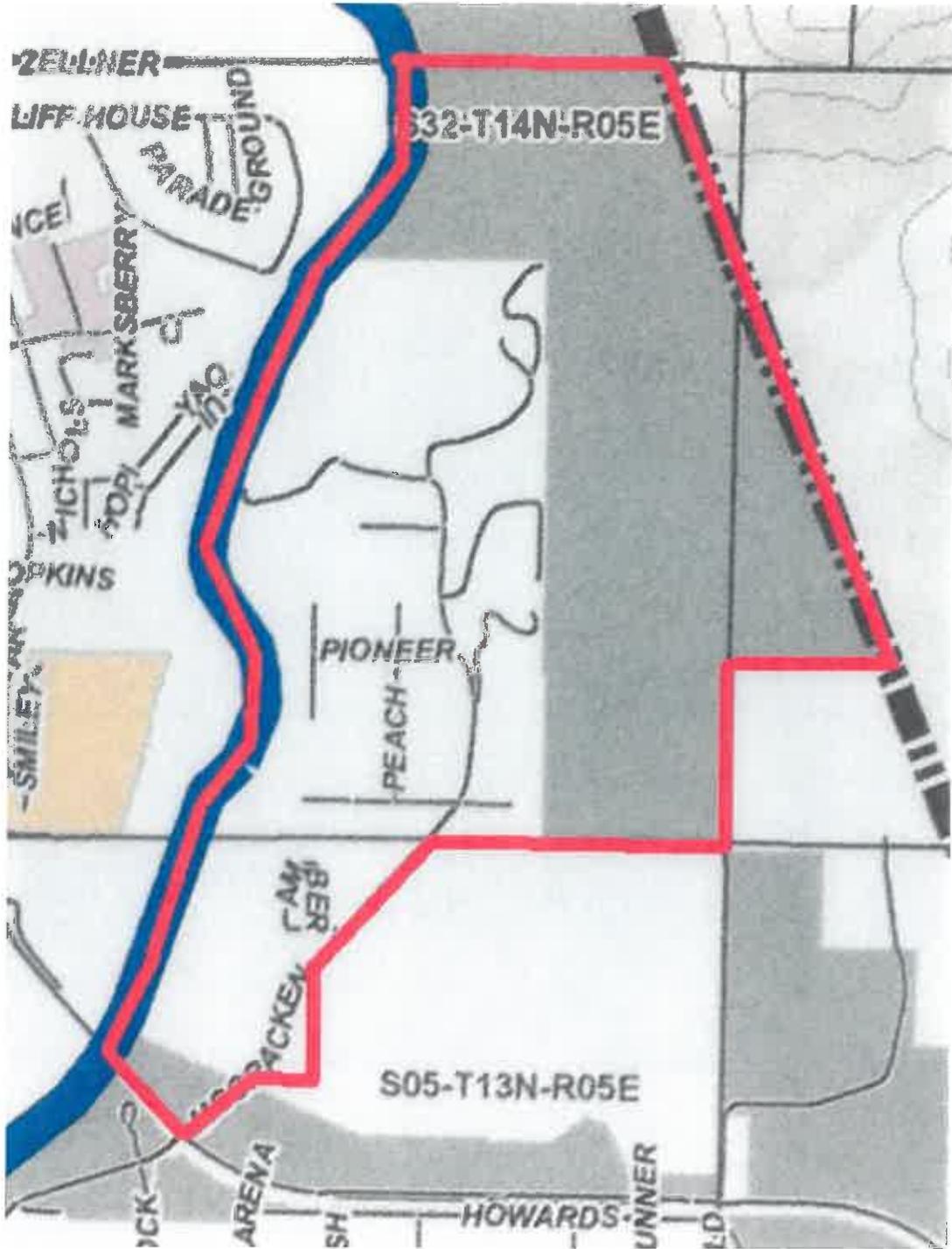
CERTIFICATION

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 Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 22nd day of May 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Saepyo Choe, Recording Secretary

MCCRACKEN CHARACTER AREA MAP



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

(6/4/14) LAND USE; 260 CORRIDOR CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 Corridor character area is approximately (insert size) square miles in size.</p> <p>The northern and western boundary lines of this character consist of Town boundary lines. The eastern boundary line consists of portions of the Verde River, Yavapai Apache-Nation Trust Lands, and U.S. Forest Service Lands. The southern boundary line of the 260 Corridor character area is Interstate 17.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service land.</p> <p>The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the 260 Corridor character area.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Rio Verde Vista • Verde Valley Business Park <p>* <i>Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • General Industrial • Mining • Processing Plants • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Cherry Lane • Cherry Creek Road • Coury Drive • Horseshoe Bend Drive • Old State Highway 279 • State Route 260 <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> • State Route 260 and Cherry Lane/Cherry Creek Road • State Route 260 and Coury Drive • State Route 260 and Horseshoe Bend Road • State Route 260 and Old State Highway 279 <p>Major Trails:</p> <ul style="list-style-type: none"> • Proposed Multi-Use Path Along State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> • Yavapai County Justice Facility • Yavapai County Roads Department <p>General:</p> <ul style="list-style-type: none"> • Gaddis Wash • Grief Hill Wash • Peach Tree Wash <p>Historic Sites:</p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Hayfield Draw OHV Recreation Area <p>Water Resources:</p> <ul style="list-style-type: none"> • Cherry Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p>	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C1 on the east side of Dreamcatcher Drive • C1 on the north and south side of Supai Drive abutting State Route 260 • C2 off Dickinson Circle • C2 on the east side of Dreamcatcher Drive • C2 on the east, south and west side of Moonrise Drive • C2 on the east side of Verde Roads Department Road • C2 on the north end of Commonwealth Drive abutting State Route 260 • C3 on both sides of Cherry Creek Road • CS on both sides of State Route 260 • C3 on both sides of Coury Drive abutting State Route 260 • M1 off of Genesis Drive • M1 off of Hayfield Draw Road • M1 off of Old State Highway 279 • PAD off of State Route 260 • Natural Resources • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • RS/C1/C2/C3/PM/M1, Mixed Use, Mixed Use Commercial/Industrial, and PAD/PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with heavier commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Public Facilities