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.

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 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

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 Commissions 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

Hisirich 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 12th day of June, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 25th of September, 2014.

Marie Moore, Recording Secretary