

**MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**PLANNING & ZONING COMMISSION**  
**COUNCIL CHAMBERS · 473 S. Main Street, Room #106**  
**THURSDAY, JUNE 26, 2014 at 6:00 P.M.**

1. **Call to Order**  
Chairmen Davis called the meeting to order at 6:00 P.M.
2. **Roll Call**  
Chairman Davis, Commissioners Norton, Blue, and Hisrich present;  
Absent: Commissioners Freeman, Hough and Parrish.
3. **Pledge of Allegiance**  
Chairmen Davis led the pledge.
4. **Approval of Minutes:**  
**June 5, 2014 – Planning and Zoning Commission Special Session**  
On a Motion by Blue, seconded by Norton, the Commission unanimously voted to approve the June 5, 2014 Planning and Zoning Commission Special Session Minutes.
5. **Discussion, Public Input & Commission Consensus on the Land Use Element of the General Plan:**
  - Character Area Maps and Character Area Charts.
  - General Plan, Chapter 3 – Land Use Document.

**Page 3.1**

Kathy Davis inquired about the accuracy of the acreage amount listed in the last paragraph and indicated the percentages on the Land Ownership chart add up to over 100%.

**Page 3.2**

Chairman Davis indicated the 3<sup>rd</sup> paragraph was stricken by the subcommittee because the information was based upon old data. Davis suggested keeping the sentence "Historically, the largest land use for the Town has been low density residential with residential agricultural in the form of family gardens and orchards, lending to the Town's rural atmosphere."

Davis questioned the accuracy in the number of agricultural acreage represented in the Land Use Chart. Jenkins explained the numbers are based on the land use map not actual usage. Norton indicated he felt the number it was accurate.

**Page 3.4**

Davis inquired about the first paragraph that had been added, Jenkins indicated that the first paragraph outlined the new ARS requirements regarding aggregates. Resident Tony Gioia questioned when those requirements went into effect, Jenkins specified approximately 2 years ago.

Gioia questioned why the verbiage "Land Use Districts" and "Land Use Map" were replaced with Character Area, as the verbiage is not seen in other places prior to this page. Davis agreed with Gioia that the verbiage used did need to remain consistent and the decision to replace those terms were suggested by the subcommittee. Davis recommended leaving the verbiage as is at this time until the document has final review.

Kathy Davis suggested the Character Area's be defined.

Kathy Davis inquired if there is a comparison to the existing and proposed land use changes and used the example regarding a request for commercial use on Hwy 260 that doesn't currently exist. Davis suggested a comparison chart be included.

Brad Gordon suggested including a description for reference with the verbiage referring to zoning ordinances because those change. Chairman Davis suggested a general statement rather than the actual description. Ayres stated his concern in regards to the public's lack of background with the General Plan and suggested adding an appendix for reference. Owens indicated there is a brief description of each zoning ordinance at the beginning of Chapter 2 and full detail can be read in each zoning ordinance. Jenkins indicated that attaching an appendix would make the General Plan a very large document.

After further discussion from the Commission, Chairman Davis suggested and the consensus followed that there be a 1 page appendix included in the General Plan describing the 11 zoning ordinances and links for reference to the entire definitions.

Norton indicated that the paragraph referencing the Yavapai-Apache Nation refers to 3 special planning districts but lists 4. Ayers indicated that the Spur Land and Cattle Co. needed to be stricken as the property was recently purchased by Hauser & Hauser Farms.

Gioia suggested the Yavapai Apache Nation paragraph be split into 2 separate paragraphs.

### Page 3.6

Ayers inquired about the goals listed and the point that the Character Area's defined those goals which would eliminate the verbiage. Ayers also felt the goals listed were restricting.

Blue indicated that the verbiage "western" was offensive to some and suggested it be stricken. Davis stated that "western" part is included elsewhere in the General Plan. Hisrich indicated he had no preference and Norton supported striking the term "western".

Norton spoke about the Character Area's and spending the past year creating them with the understanding that there are statutes that indicate what must be covered and suggested the Town attorney be consulted. Jenkins confirmed the General Plan will be reviewed by the Town attorney.

Kathy Davis suggested there be discussion on how the goals are created.

Rob Whitt indicated that if the goals are development and revenue driven then the current goals would need to be rewritten to indicate that.

Jenkins and Kendall Welch explained how each Character Area will be presented. Gioia stated he felt each element should include goals. Chairman Davis asked if specific goals in each Character Area will satisfy the statute requirement, Jenkins stated it would.

Kathy Davis stated that cultural resources, points of interest and water are not included and if each element should have their own goals then how would there be management of goals overlapping.

Kendall Welch informed the Commission that the goals and objectives are not finished at this time and Jenkins clarified that they are reviewing the current General Plan, in which the goals they are discussing do not exist.

Rob Whitt indicated he would like to see them included.

After further discussion of the Commission, it was the consensus to strike the goals written at this time.

### Page 3.7

Jenkins suggests Revitalization be moved or stricken because it is already included in a Character Area. It was the consensus of the Commission to strike the Revitalization paragraph.

Jenkins stated that he does not completely understand the Implementation Guidelines paragraph. Gioia explained that a previous Council had placed the paragraph there as a disclaimer.

Rob Whitt stated the verbiage "target" is not used elsewhere and questioned what exactly it referred to, also indicating it could be clearer.

Chairman Davis questioned why the statement is even needed and Jenkins indicated that previously someone could apply for a density change rather than a zoning change. Norton suggested checking with the Town attorney on the matter before striking the paragraph.

### Page 3.9

Jenkins stated the water indications are not accurate per the current usage statistics. Chairman Davis indicated he would like to see the asterisk statement stricken. Gioia stated the idea was to building more with less water and conservation. Davis requested to have the statement highlighted for review at a later time. Rob Whitt suggested the encouragement of water conservation be included. Kathy Davis requested a requirement for developers regarding water conservation. Gioia indicated that if you were to give a specific number, developers are entitled to it and favored keeping the 15 acre statement. Jenkins inquired what the penalty would be if the 15 acre requirement isn't met. Ayers stated there is a water element to be added and a lot has changed in the past ten years. Ayers favored keeping the statement for now and discussing with the water element. Norton agreed with Ayers. Chairman Davis felt the entire statement was problematic and should be readdressed.

Chairman Davis requested discussion regarding the Vision Statement upon the request from the subcommittee for revision. In addition, Rob Whitt has requested there be encouragement toward appropriate development included.

Norton stated the longest a vision statement should be is a few sentences that are concise and gives the sense of where the community is with the details placed elsewhere. Hisrich agreed with Norton. Ayers agreed as well and stated the General Plan gives plenty of room for further definition elsewhere. Kathy Davis stated there should be 1 vision statement and not one for each element. Chairman Davis indicated he felt that each element should have a specific statement. Jenkins stated that there is an introduction to the General Plan in place. Gioia suggested the State Land and Open Space statement be 2 items rather than 1.

#### Current Boundaries.

Gioia stated the reasoning for his request for the change of boundary and shows that his proposal is in sync with the Character Area.

Brad Gordon stated that this proposal would put this in the Salt Mine Area which would change the property and commercial property would not be allowed. Ayers inquired what the original zoning is and Gioia clarified it is residential. Ayers stated he felt the protection for the properties lies in the zoning ordinances already in place.

Rob Whitt indicated that commercial land should be near the Highway as residential would not want to build close to it. He feels it would be a mistake by making this a Character Area that does not include commercial zoning. Gioia stated that the residents don't want to see parking lot lights and buildings near their houses and felt this described the true Character Area. Norton indicated he was fine moving the line up to Highway 260. Hisrich indicated that the land is undevelopable and the current zoning doesn't allow for development. Blue suggested following Highway 260 as well. Brad Gordon indicated that the only parcel that could be used as commercial is the parcel owned by the Town on the corner of Oasis and Highway 260.

Blue stated that if the line followed Highway 260 and included the Town property, the property would not be able to develop as commercial retail but could be geared toward a church and that there is interest for development.

It is the consensus of the Commission to follow Highway 260 to Oasis Road.

The Finnie Flat proposal map was discussed, Chairman Davis indicated he didn't feel that commercial development past Finnie Flat was a high priority for the Town.

Ayers stated that the whole idea was to protect the view in the area and the property is landlocked by ADOT. Ayers indicated his support to follow the solid green line. Gioia agreed with Ayers stated and also supported the solid green line.

Brad Gordon, Kathy Davis and Commissioner Blue all indicated their support to follow the solid green line.

It is the Consensus of the Commission to use the solid green line indicated on the Finnie Flat proposal map.

#### 6. Discussion, consideration, and possible direction to staff relative to a joint Work Session between

**the Planning and Zoning Commission and Town Council.**

Commission agreed unanimously to cancel all July meetings and set a Joint Work Session with the Town Council on July 30 2014 which is the 5<sup>th</sup> Wednesday of the month

**7. Adjournment**

On a Motion by Norton, seconded by Blue, Commission adjourned at 8:04 p.m.



Chairman B.J. Davis



Michael Jenkins – Community Development Director

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Chairman and Planning and Zoning Commission of the Town of Camp held on June 26, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of September, 2014.



Marie Moore, Recording Secretary