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**AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, SEPTEMBER 11, 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:**
 - a. **June 12, 2014 – General Plan Work Session**
June 26, 2014 – General Plan Work Session
 - b. **August 28, 2014 – General Plan Work Session**
5. **Discussion, Public Input & Commission Consensus on Proposed Goals and Implementation Strategies for the 260 Corridor Character Area.**
The public is encouraged to give input. Staff: Michael Jenkins
6. **Adjournment**

Next Sub-Committee Meetings
September 17, 2014
October 1, 2014

Next General Plan Work Sessions
September 25, 2014
October 9, 2014

Posted by: 

Date/Time: 7:30am 9/8/14

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
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

Hisrich 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 _____ of _____, 2014.

Marie Moore, Recording Secretary

MINUTES DRAFT
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 3rd 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.

Page 3.5

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 objections 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.

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 5th 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 _____ day of _____, 2014.

Marie Moore, Recording Secretary

**MINUTES - DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY AUGUST 28, 2014
6:00 PM**

1. Call to Order

Chairman Davis called the meeting to order at 6:02 pm.

2. Roll Call

Chairman Davis, Commissioners Blue, Burnside and Parrish present.
Absent: Commissioners Hisrich, Freeman and Norton.

Also Present: Community Development Director Mike Jenkins, Assistant Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Pledge led by Commissioner Burnside.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

June 12, 2014 General Plan Work Session
June 26, 2014 General Plan Work Session

b. Set Next Meeting, Date and Time:

September 11, 2014 General Plan Work Session
September 25, 2014 General Plan Work Session

Commissioner Burnside was not present for the 6/12/2014 & 6/26/2014 meetings, therefore a quorum was not present for the approval of minutes. The Consent Agenda is moved to the next meeting on September 11, 2014.

5. Call to the Public for Items not on the Agenda

(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

None.

6. Welcome new Commission member Mr. Bob Burnside.

Chairman Davis welcomes Commissioner Burnside as a new member.

7. Review and Discussion regarding the joint Work Session with Council which was held on August 13, 2014.

a. Direction to proceed with the Character Areas.

b. Direction to set aside the current Land Use map.

c. Discussion and possible consensus on the proposed meeting schedule for ratification of the General Plan by the public in November 2016.

Burnside referenced the difference in documents dated October 7th that were received at the joint work session with Council and the document he received for the present meeting. Burnside questioned if the changes were made by the consultant or staff. Jenkins explained that the entire document from the Consultant was not presented to the Council at the Joint Work Session. The letter from the Consultant which discussed the validity of the concept of "Character Areas" verified the Character Area format would meet the criteria for the State requirements.

Davis clarified that the Consultant created an amended letter. Burnside expressed his disapproval and stated that staff should not make the decision as to what is pertinent to Council or have things amended.

Chairman Davis outlined the following for the Commission:

A) Davis gave an overview of the meeting with Council and felt the Commission would proceed in a proficient way from the direction received at the meeting.

B) Davis indicated that Council agreed the current land use map is conflicting and favored removing it from use.

Tony Gioia inputted that he felt there really is nothing to say once council makes a decision but felt that precise planning direction is useful and did not favor the removal of the current land use map.

C) Davis explained in detail the calendar schedule which was provided with the agenda. Davis proposed the Economic Development be addressed after May 2015 when the Focus Future Document is complete. Davis indicated the proposed calendar was simply a guideline and could be adjusted. Burnside inquired if there will be normal business meetings still occurring. Davis explained those meetings would be scheduled on the normal scheduled Planning & Zoning Commission meeting dates. Blue expressed his appreciation of the proposed calendar and stated it showed good flow.

8. Character Area Recommendations as submitted by ReSEED Advisors for informational purposes only to be discussed at a future date.

Jenkins prefaced the Commission and explained the document is a tool for the Commission to utilize as a guideline. The public is entitled to copies if they so choose but it's primary use is a recommendation to the Commission. Davis agreed that it should be available to the public by request, but doesn't feel it should be available on the internet as sometimes too much information can be confusing.

9. Overview of Chapter 3 Land Use Element draft language including discussion of Goals and Implementation Strategies.

Bob Burnside questioned if the red text are recommendations from the consultant to make changes. Davis explained that the red text indicated changes and updates reviewed by the Commission and awaiting final approval. Kendall Welch clarified that the red text represented requested changes from the public, commission members, sub-committee and staff.

Burnside referred to a discussion from a June meeting in which Commissioner Blue questioned utilizing the consultant recommended by Council. Burnside inquired as to who was paying for the Consultant and how the Consultant was billing for his services. Jenkins explained it is a time and material pay process and the Consultant submits an invoice.

Page 3.3

Burnside indicated he felt the statute referenced on Page 3.3 (F) was inaccurate and required correction. Asst. Planner Jenna Owens requested that Jenkins explain the paragraph regarding aggregates. Jenkins clarified that the verbiage was taken directly from Yavapai County and was included to show the Town of Camp Verde will follow suit as there are not maps available. Jenkins indicated he was confident the current state statutes were listed but would gladly review the accuracy. Davis requested the paragraph clarify it is not a state statute. Gioia stated the current General Plan stops at G and the statement being questioned makes it appear that the Town is rich only in aggregates. Gioia requested all of the Town's resources be identified if this was to be included. Jenkins explained that it is a new state statute which requires communities to identify their aggregates for future zoning so areas would not be excluded for extraction. Davis suggested the entire statute not be repeated. Burnside stated the Land Use Element of the General Plan requires the statute to be included, but asserts the statute be copied correctly.

Page 3.5

Gioia requested the last sentence on page 3.5 in the Yavapai Apache Nation paragraph become a separate paragraph as it doesn't belong with in the Yavapai Apache Nation description.

Rob Witt voiced his disappointment that the goals established by the subcommittee were not being used at all. Davis clarified that the goals Witt referred to should be used as a guideline and requested that Staff locate the list for reference.

Page 3.7-3.9

Burnside suggested the goals be listed in priority level. Davis suggested going through and listing each.

Page 3.8

A) Davis stated that he understands not every neighborhood wants drugstore and restaurants but reminded Commission members and the public present that this is overall land use area and not a specific location.

Witt questioned where the goals listed came from. Davis explained the Consultant recommendations, subcommittee recommendations and prior General Plan goals were included.

Gioia expressed that he had reviewed and compared the existing General Plan and the suggestions indicated and noted there were several areas duplicated with most goals already contained in the current General Plan.

Witt expressed he felt land was not appropriately allocated and warns of the cost associated with not zoning correctly for future economic development. Davis explained that not every piece of land was covered as Witt would like to see, but the idea in general was discussed in depth and addressed.

Tom Pitts stated the he was under the impression that Economic Development was supposed to be the topic of the meeting discussion which is why he chose to attend. Pitts inquired when the matter would be addressed.

Gioia referred to the process currently in use with the sub-committee reporting information to the commission and the commission making recommendations to Council. Gioia disagreed with Witt and stated he felt there was more mention about economic development than in the current General Plan but did see room for additions. Gioia indicated his approval for the overall work completed.

Jenkins clarified for the Commission and public attendees a timeline, explaining Staff, Commission and the Sub-Committee have spent 8 months working to get the 10 character areas that live inside the Land Use Element and some things have been set aside because there hasn't been an opportunity to address them. Although there seems to be discrepancy is what some remember things to be, this is a representation of revisions from the Sub-Committee and Commission. The Character Areas have been completed and a consensus had been reached. Now is the time to fine tune the introductory.

Davis suggested taking the matter back to sub-committee and address the issue at a future meeting. Burnside stated that although he is new, he feels the term General Plan should be general and the verbiage being used is too specific and that it is the Commissions obligation to determine this is a "general" plan for the public.

It is the consensus of the Commission to send the matter to sub-committee.

Gioia re-addressed page 3.2 and requested the sentence starting with "The" and ending with "Unique" remain. Davis agreed and requested it remain for final review.

Page 3.13

Davis explained that new information was added but doesn't feel comfortable having a calculation inputted at all, but if included it needed to be accurate with current use rather than a goal.

Jenkins indicated that the numbers were used from a study done for the Town of Camp Verde and was recently submitted to Council. Jenkins did clarify that there could be a possibly revision in irrigation calculations.

Gioia stated the calculations bring this to 5 homes per acre foot and that is only achieved in townhouse situations.

Gioia felt using the 15 acre feet calculation is suitable for this area and expresses the importance of not losing water rights and the need to retain them for future usage.

Davis inquires to the Commission if the calculation should be included or not. Burnside indicated he didn't see with the amount of development in this town to say it has been wrong and feel that it should be left to the original calculations. Gioia conferred that the amount previously discussed is accurate.

It is the consensus of the Commission to leave the original calculations.

Commission, Gioia, Witt and Pitts discussed the water rights and importance of keeping them and the law to be followed regarding severance and transfer of rights as well as the amount of water is not defined. Davis indicated all of the information would be discussed with in the Water Use Element.

There will be no Public input on the following items:

10. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

No Commission Information Reports.

11. **Staff Comments**

No Staff Comments.

12. **Adjournment**

On a motion by Parrish, seconded by Burnside, the meeting adjourned at 7:39 pm.

Chairman B.J. Davis

Planning & Zoning Michael F. Jenkins Community Development Director

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 28th day of August, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Marie Moore, Recording Secretary

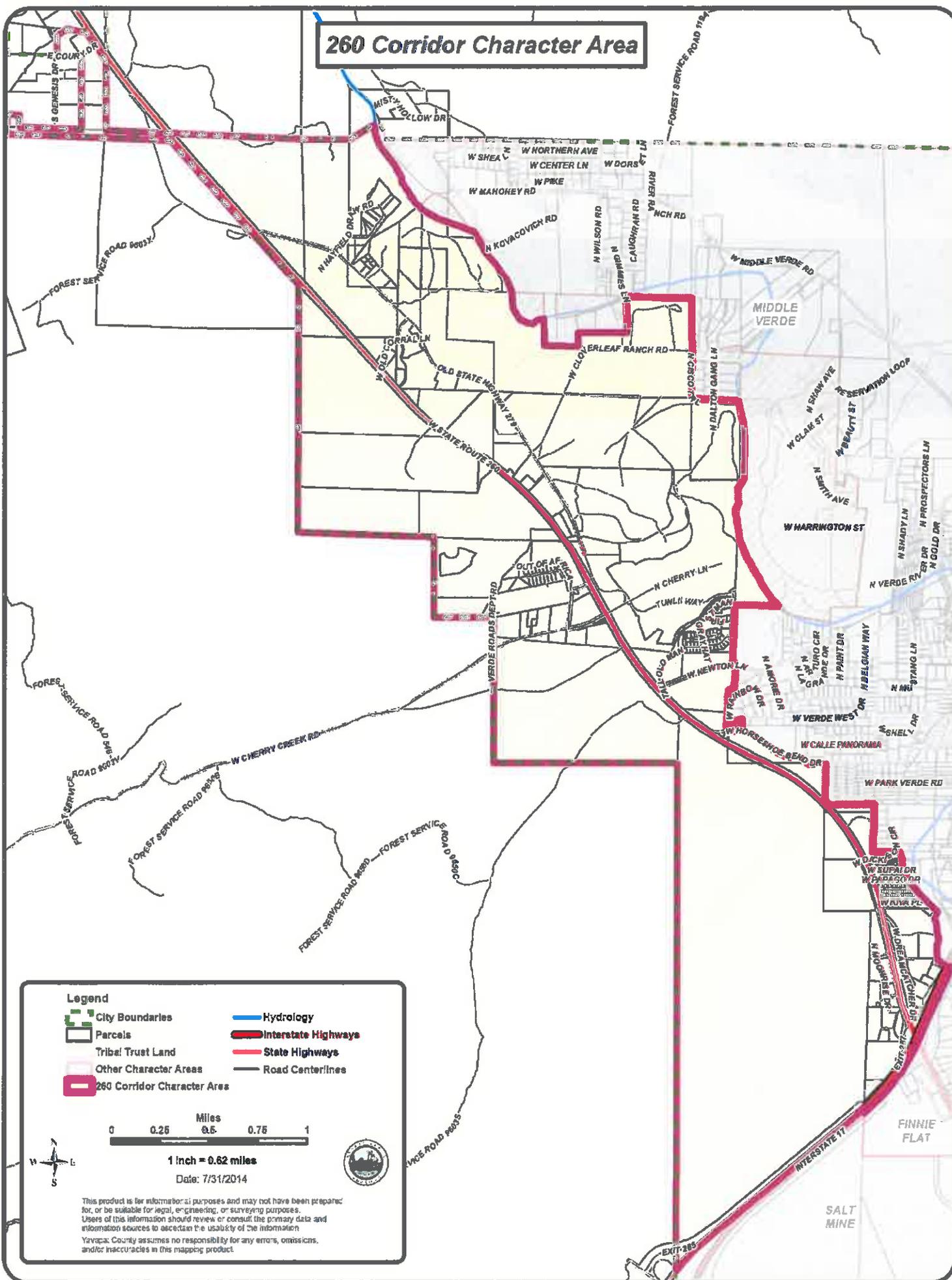


260 Corridor

Character Area

DRAFT

260 Corridor Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- 260 Corridor Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines



1 inch = 0.62 miles

Date: 7/31/2014



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

(6/16/14) 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, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.</p> <p>The North and West boundary lines of the 260 Corridor character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 Corridor character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries.</p> <p>A significant portion (insert %) of this character area is comprised of U-S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the 260 Corridor Character Area.</p> <p>The 260 Corridor Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Rio Verde Vista • Verde Valley • Business Park • Yavapai-Apache • Nation Middle Verde Tribal Community <p>* <i>Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road <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"> • <i>Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road</i> • <i>Proposed Roundabout on State Route 260 and Park Verde Road</i> • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • <i>Proposed Roundabout on State Route 260 near Mile Post 215</i> • <i>Proposed Roundabout on State Route 260 near Mile Post 214</i> • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive <p>Major Trails:</p> <ul style="list-style-type: none"> • <i>Proposed Multi-Use Path Along State Route 260</i> 	<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"> • Verde Woods • Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> • Historic Sites: - Cloverleaf Ranch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units 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 of Dickison 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. • C3 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"> • Agricultural Use • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and 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 commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

INTRODUCTION:

The 260 Corridor character area is approximately (insert size) square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.

The North and West boundary lines of the 260 Corridor character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 Corridor character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to the Town of Camp Verde's boundary line.

A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the 260 Corridor Character Area.

The 260 Corridor Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.

VISION/GOALS:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 Corridor Character Area:

A. GOAL: PROMOTE REGIONAL COMMERCIAL AND EMPLOYMENT OPPORTUNITIES.

Implementation Strategy:

1. Encourage regional commercial and employment centers to support the region's needs.
2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
3. Develop a corridor overlay plan to facilitate development and coordinate access, design, circulation and utilities.
4. Promote commercial and mixed use development adjacent to State Route 260 and Interstate 17.
5. Adopt specific policy direction for the character area that includes office and commercial development along the corridor to support economic development.
OPTIONAL: Received recommendation from sub-committee member(s) to delete line 5.
6. Extend/expand public infrastructure to encourage for new mixed use development.
OPTIONAL: Received recommendation from sub-committee member(s) to delete line 6.
7. Integrate 'place making' design principles such as streetscape, public spaces, multi-modal transportation options, walkability, and over all community appearance in all the mixed-use developments.
OPTIONAL: Received recommendation from sub-committee member(s) to delete line 7.
8. Promote design improvements to the Interstate 17/State Route 260 interchange on the east side of Interstate 17.
OPTIONAL WORDING 1: Achieve traffic design improvements to the Interstate 17/State Route 260 interchange along the east side of Interstate 17.

B. GOAL: PROMOTE TOURIST RELATED DESTINATIONS AND USES.

Implementation Strategy:

1. Support tourism related uses that complement expand new or existing tourism related uses and destinations.
OPTIONAL WORDING 1: Support tourism related uses that complement and/or expand new or existing tourism related uses and destinations.
OPTIONAL WORDING 2: Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.

C. GOAL: SUPPORT AMENITIES, DESIGN AND IMPROVEMENTS.

Implementation Strategy:

1. Encourage new development to provide for enhanced connectivity and mobility.
2. Encourage new and extended bike routes, multi-use trails, and pedestrian pathways with all new developments.
3. Consider future multi-modal transportation improvements, such as bus pads and bus bays in new development adjacent to major and minor arterial roadways.

