

**MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY MAY 14, 2015**  
**6:00PM**

**1. Call to Order**

Vice Chairman Freeman called the meeting to order at 6:06 pm.

**2. Roll Call**

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

Also present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.

**3. Pledge of Allegiance**

Commissioner Burnside led the pledge.

**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:**

April 23 2015 – General Plan Work Session

**b. Set Next Meeting, Date and Time:**

May 28, 2015 - General Plan Work Session

June 04, 2015 – Special Session

**On a motion by Blue seconded by Burnside, Commission unanimously passed the consent agenda.**

**4. Update on Chapter 3 Land Use table calculations on pages 3.1 and 3.2 & 3.3.**

Mike Jenkins stated he inquired with the County to get involved but at that time they were not available to assist him. Therefore, he did his own research and indicated that as soon as the Open Space Element was implemented, the figures would be adjusted and the County would assist at that time.

**5. Discussion, Public Input and Commission Consensus for Chapter 5 Growth Area.**

Potential Growth Areas:

Assistant Planner Owens indicated that the subcommittee had concerns regarding the potential growth areas description. Tony Gioia explained that in the past there has been problems with subdivisions and used the Town of Clarkdale as an example with the mountain gate subdivision. Subcommittee felt it was essential with future planning in place to add the statement promote all development to post assurance bonding for all infrastructure within commercial and residential development.

Commissioner Burnside questioned if this was already in the code for development and why would it need to be repeated. Burnside questioned the need to state specific developments commercial or residential as there wouldn't be a different kind of development. Burnside indicated as long as the code is enforced it doesn't need to be placed in this document.

Commissioner Blue agreed with Commissioner Burnside and suggested striking the statement. Brad Gordon indicated that assurance bonds are standard practice and if it is already in the code it isn't necessary to repeat it.

Mike Jenkins indicated that this exact scenario happened to the town and an assurance bond was waived resulting in loss for the town and with the potential of issues arising from that it is felt this would be a good to include the statement. After further discussion, it is the consensus of the commission to remove the statement.

A: Commissioner Burnside questioned if the majority of the growth area discussed was residential or commercial, Jenkins indicated it was mixed and pointed out the specific areas on the map. Burnside questioned why the City of Cottonwood was replaced with Upper Verde Valley in the goal language and it was explained that the fluidity of the document doesn't name specific towns.

B: Subcommittee recommended striking goal B, Jenkins explained that committee indicated that this was already in a recommended view shed and was initially included due to the Ruskin Land Change which no longer exists and the area is not included in the 260 corridor.

C: Commissioner Blue indicated his support to include C and requested rewording A to include both sides of 1-17. The commission discussed the growing smart legislation and the benefit of it. Commissioner Norton indicated his support in removing B and adding C.

**On a motion by Blue, seconded by Norton, it is the consensus of the commission to strike B and add the verbiage of C to A.**

Goals:

A Goal: No comment from Commission.

B Goal: It is the consensus of the commission to adopt the changes recommended by the subcommittee for B1 and B2 and B4. On a motion by Blue, seconded by Norton, it is the consensus to reword B3 to state: Encourage securing grants, improvement districts and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.

Commissioner Burnside questioned who would be securing grants and indicated that developers come to a town seeking what they need, a town doesn't seek a developer. Tom Pitts agreed with Burnside and supported rewording B3. Councilman Gordon explained that at this time there is a lack of manpower to write grants for the Town.

Goal C: Originally Goal D, was discussed by commission. Owens clarified that although it was indicated as stricken, commission never reviewed the goal. On a motion by Blue seconded by Burnside, commission unanimously voted to strike Goal C in its entirety.

Goal E: The original Goal E is stricken entirely from the document. No comments from Commission.

Goal F: Now becoming Goal D: It is the consensus of the commission to adopt the changes recommended for Goal D.

Goal G & Goal H have been stricken from the document, No comments from the commission.

Implementation Guidelines:

Commissioner Burnside feels the statement is misleading and striking it as it doesn't flow with the goals.

Commissioner Blue also doesn't feel the statement flows well and suggested striking out the recommended line "and the needs of the Town." And include the verbiage "intended development" in the statement.

After further discussion from the commission it is the consensus as follows:

Growth Area Implementation Guidelines:

Parcels within the designated growth areas have a reasonable expectation to be rezoned subject to practical requirements to meet the intended development of the Growth Area Element of the General Plan. Conversely, parcels outside the designated growth areas should not expect to be rezoned to a higher intensity activity.

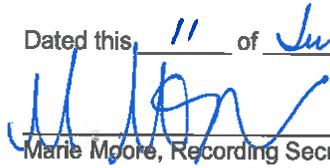
**6. Adjournment**

  
Chairman B.J. Davis

  
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 23rd day of April, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11 of June, 2015.

  
Marie Moore, Recording Secretary