

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY JANUARY 15, 2015
6:00 PM

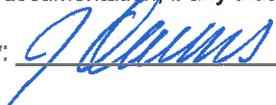
Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In 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. **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:**
January 08, 2015 – Regular Session
 - b. **Set Next Meeting, Date and Time:**
January 29, 2015
5. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Salt Mine Character Area.**
6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Quarterhorse/Rancho Verde Character Area.**
7. **Discussion on 2015 General Plan Schedule.**
8. **Adjournment**

Next Sub-Committee Meetings
January 21, 2015

Next General Plan Work Sessions
January 29, 2015

Please note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by:  Date/Time: 1-12-15 3:00PM

Note: Pursuant to A.R.S. §38-431.03A.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 Community Development.

DRAFT-MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JANUARY 08, 2015
6:30 PM

1. **Call to Order**

Chairman Davis called the meeting to order at 6:30 pm.

2. **Roll Call**

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

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

3. **Pledge of Allegiance**

Commissioner Blue 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:**

December 11, 2014 – General Plan Work Session

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

February 05, 2015 Special Session

On a motion by Freeman, seconded by Blue, the commission passed the consent agenda unanimously.

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

Tom Pitts stated the Camp Verde Chamber of Commerce has been reinstated and looks forward to working with the Commission in future events.

6. **Election of officers.**

Commission voted unanimously for the Chairman position to be filled by BJ Davis and the Vice Chairman position to be filled by Dave Freeman.

Chairman Davis explained that nominations needed to be made and they could accepted or denied.

Commissioner Blue nominated Chairman Davis to remain the Chairman of the Commission. Davis accepted the nomination.

Commissioner Parrish nominated Burnside for Vice Chairman. Burnside declined the nomination. Commissioner Parrish nominated Freeman as Vice Chairman. Freeman accepted the nomination.

7. **Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve & Marlys Parks owners of parcels 403-19-009, 9.26 acres & 404-17-027B, 8.37 acres for a total of 17.63 acres. The following existing uses are: 36 RV Spaces, 12 RV Storage spaces not to exceed 15 RV's located in Row 4 only, with no electrical, propane, or sewer hook-ups allowed. Clubhouse with retail sales for RV supplies, pool and laundry. Proposed new uses are: Converting existing Clubhouse into a residence. Change existing storage building into an office/check-in, (This building was an office in 2008) and a future Clubhouse. Use permit requested with no time limit. This property is located at 2075 N. Arena Del Loma.**

On a motion by Norton, seconded by Parrish, the commission unanimously recommends approval on Use Permit 20140272, an application submitted by Steve & Marlys Parks

owners of parcels 403-19-009, 9.26 acres & 404-17-027B, 8.37 acres for a total of 17.63 acres. The following existing uses are: 36 RV Spaces, 12 RV Storage spaces not to exceed 15 RV's located in Row 4 only, with no electrical, propane, or sewer hook-ups allowed. Clubhouse with retail sales for RV supplies, pool and laundry. Proposed new uses are: Converting existing Clubhouse into a residence. Change existing storage building into an office/check-in, (This building was an office in 2008) and a future Clubhouse. Use permit requested with no time limit. This property is located at 2075 N. Arena Del Loma.

1. **Staff Presentation**

Asst. Planner Jenna Owens gave a brief history of the current use permit and overview of the application requested for a new Use Permit. Staff recommended approval of the application.

2. Declare **PUBLIC HEARING OPEN**

Steve Parks addressed commission with a brief explanation as to their request.

3. Declare **PUBLIC HEARING CLOSED**

Freeman commended the applicants on their great track record.
Parrish commended the applicant on the appearance of the property.

Davis inquired if new septic plumbing would be necessary. The applicant explained that there would not be.

There will be no Public input on the following items:

8. **Commission Informational Reports:**

None

9. **Staff Comments**

None

10. **Adjournment**

On a motion by Parrish, seconded by Freeman, the meeting adjourned at 6:50 pm.

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 8th day of January, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2015.

Marie Moore, Recording Secretary

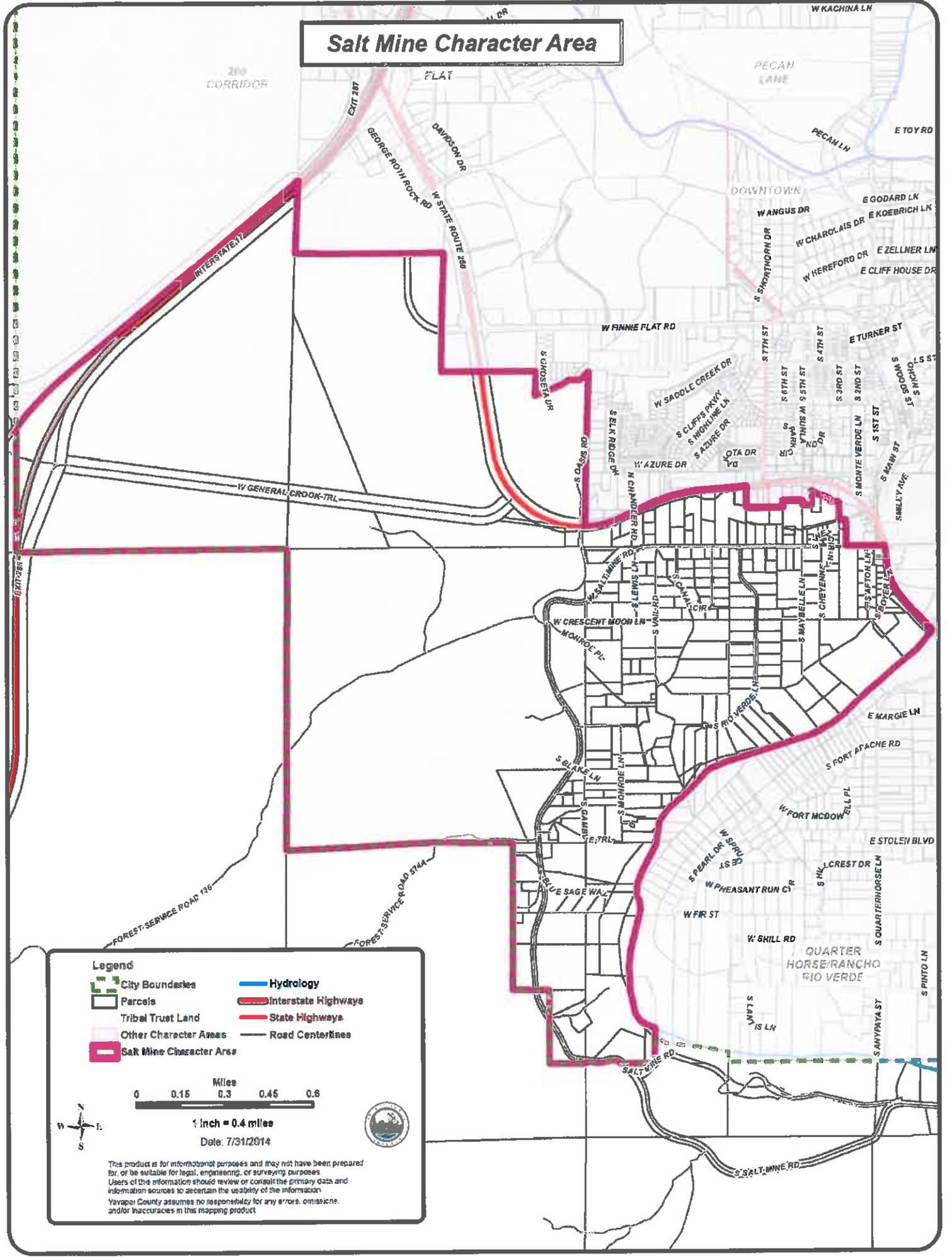


Salt Mine

Character Area

DRAFT

Salt Mine Character Area



Legend

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



1 inch = 0.4 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.

(01-15-2015) LAND USE; SALT MINE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Salt Mine character area is approximately (insert size) square miles in size.</p> <p>The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches Salt Mine Road. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. In addition, there is also a significant portion of State Land (insert %).</p> <p>The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Afton Estates • Maybelle Estates • Rio Verde Ranchos • Security Acres Amended Sunny Terrace • <i>* Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> • Agriculture • Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Finnie Flat Road • General Crook Trail • Interstate 17 • State Route 260 - Oasis Road - Salt Mine Road - Rio Verde Lane <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and General Crook Trail <p>Major Intersections:</p> <ul style="list-style-type: none"> • State Route 260 and General Crook Trail • State Route 260 and Oasis Road • State Route 260 and Salt Mine Road <p>Major Trails:</p> <ul style="list-style-type: none"> • Copper Canyon Trail 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • Copper Canyon • Faulkner Wash • West Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Salt Mine • Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road <p><i>* Various private residences along Boyer St. and Salt Mine Rd.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Copper Canyon Trailhead <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch 	<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"> • Open Space <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • Open Space • Planned Unit Development (PUD)

**SALT MINE CHARACTER AREA
(01-15-2015) Comm. Wk. Session**

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 Salt Mine Character Area:

A. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Encourage the preservation of dedicated open space areas in their natural state.
2. Preserve scenic view sheds.
3. In the event of development, maintain setbacks and height guidelines.
4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
5. Consistently communicate with the Forest Service and Arizona State Lands about the community's desire to maintain scenic view sheds and open space.

B. GOAL: MAINTAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
2. Maintain low density rural development.
3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
4. For new construction encourage site built housing.
5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
6. Enhance multi-modal connectivity through bike lanes and trails.
7. Encourage the preservation of agricultural soils, primarily through active farming.
8. Protect the rural character and cultural resources, preserve open space, enhance agricultural/forest opportunities and reduce the loss of prime and important open space areas.

C. GOAL: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation that is compatible with the natural and cultural environment.

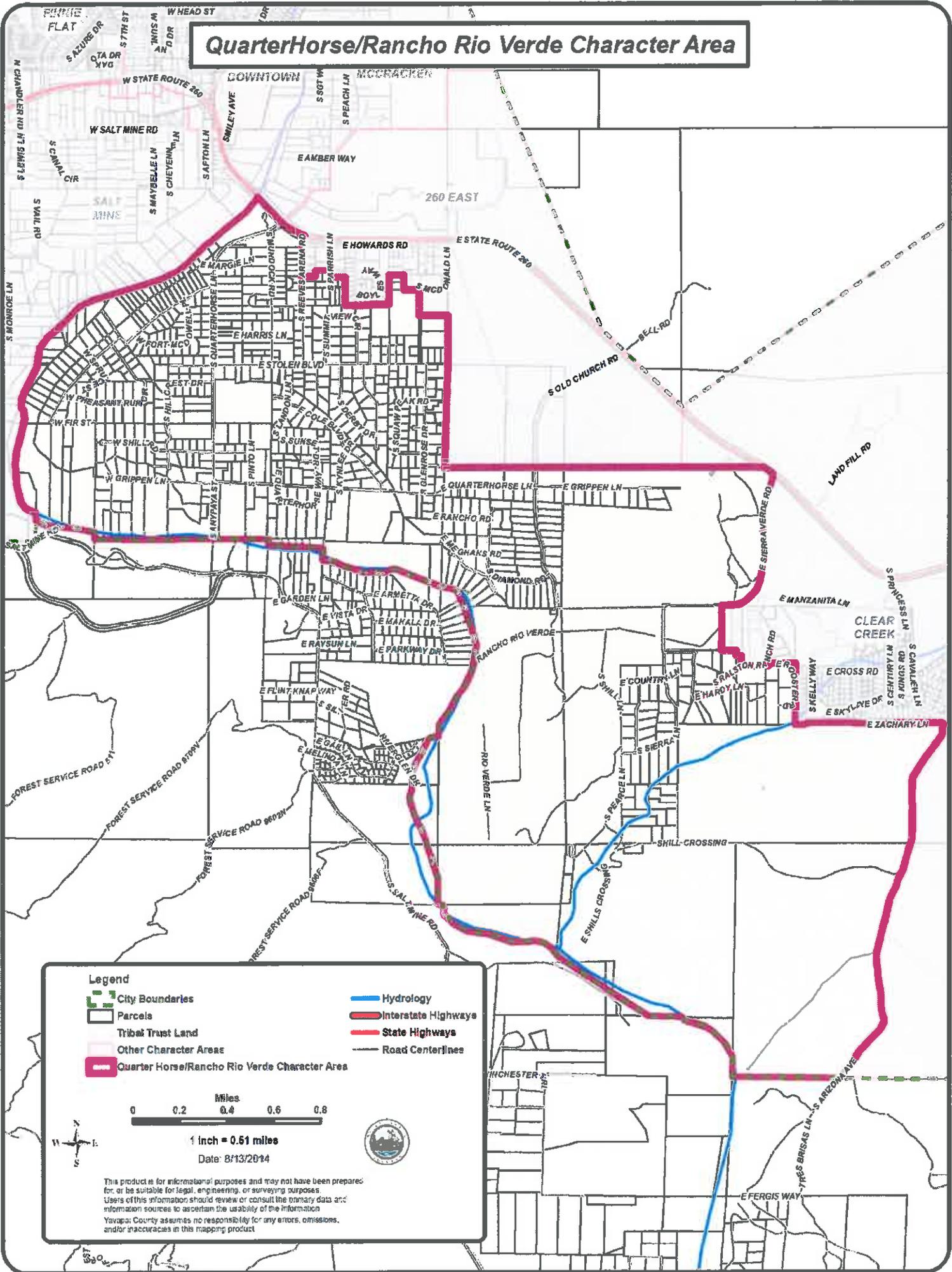


Quarterhorse/ Rancho Rio Verde

Character Area

DRAFT

QuarterHorse/Rancho Rio Verde Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Quarter Horse/Rancho Rio Verde Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines



1 inch = 0.51 miles

Date: 8/13/2014



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(01/15/2015) LAND USE; QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Quarterhorse/Rancho Rio Verde character area is approximately (insert size) square miles in size and contains Shield Ranch, a 306 acre cattle ranch that has been owned by the Nature Conservancy since June of 2010.</p> <p>The North boundary line of this character area runs along a portion of State Route 260, Reeves Arena Road, and the South side of C3 and M1 properties off of Howards Road. The Northern boundary line follows along Section Line S08-T13N-R05E to just North of Quarterhorse and Grippen Lane where it proceeds East to Section Line S09-T13N-R05E. The East boundary line then follows along Section Line S09-T13N-R05E South to Sierra Lane and along the edge of Sierra Verde Estates until it reaches Clear Creek. The East boundary line then continues East along Section Line S21-T13N-R05E and follows along U.S Forest Service Lands South to the Verde River. The South and West boundary lines of the Quarterhorse/Rancho Rio Verde Character area is the Verde River.</p> <p>A small portion (insert %) of the character area is comprised of U.S Forest Service Land. In addition, there is also a small portion of State Land (insert %).</p> <p>The Quarterhorse character area is primarily residential in nature and consists of Low Density Residential properties.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Country Estates Units 1, 3 & 4 Country Estates Unit 2 Amended Diamond Creek Ranch Diamond Creek Ranch North Fort Verde Estates Jordan Meadows Jordan Meadows Units 2-3 Millwood Estates Mountain View Estates Paradise Acres Verde Park * <i>Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> State Route 260 Old Church Road Grippen Lane Quarterhorse Lane Stolen Boulevard Sierra Verde Road Rancho Rio Verde <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> State Route 260 and Quarterhorse Lane State Route 260 and Old Church Road State Route 260 and Sierra Verde Road <p>Major Trails:</p> <ul style="list-style-type: none"> General Crook Trail 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> Bell Spring <p>Historic Sites:</p> <ul style="list-style-type: none"> Bell House Clear Creek Church Clear Creek Cemetery * <i>Various private residences along Anupaya St., Quarterhorse Ln., Verde Park Dr., Old Church Rd., Rancho Rio Verde Ln., and Skill Crossing.</i> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> White Bridge Recreational Day Use Site <p>Water Resources:</p> <ul style="list-style-type: none"> Clear Creek Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Diamond S Ditch Pioneer Ditch 	<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"> Open Space <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> Agricultural Use Open Space Planned Unit Development (PUD) Public Facilities

**QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA
(01-15-2015) Comm. Wk. Session**

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 Quarterhorse/Rancho Rio Verde Character Area:

A. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

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5. Consistently communicated with the Forest Service and Camp Verde Unified School District about the community's desire to maintain scenic view sheds and open space.

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1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
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