

**MINUTES
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**

1. Call to Order

Chairman Davis called the meeting to order at 6:00 pm.

2. Roll Call

Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, 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

Chairman Davis 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:**
January 08, 2015 – Regular Session
- b. **Set Next Meeting, Date and Time:**
January 29, 2015

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

5. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Salt Mine Character Area.

Jenkins read the Vision/Goals for the Salt Mine Character Area.

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

No comment from Commission regarding Goal A.

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.

Council Member Gordon inquired if this implementation strategy would prevent someone in putting in a potential vineyard. Jenkins indicated that this is only a recommendation and it would not hinder such.

- 5. Consistently communicate with the Forest Service and Arizona State Lands about the communities desire to maintain scenic view sheds and open space.

Goal B: MAINTAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA:

No comment from Commission regarding Goal B.

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.
- Norton inquired about the term agricultural/forest opportunity terminology. Tony Gioia explained that there is considerable forest area in the character area for recreation opportunities. Gioia suggested striking the word "Forest". Commission unanimously agreed.

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

No comment from Commission regarding Goal C.

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.

Councilman Gordon inquired about a 2 acre parcel that is incorrectly zoned in the Salt Mine area.

Burnside indicated that the verbal description does not match the map provided for the area.

Gioia explained a history on the 2acre parcel in question on Oasis and Salt Mine Rd.

Commission directed staff to clarify what public uses are available in residential areas to possibly clarify the area.

6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Quarterhorse/Rancho Verde Character Area.

Jenkins read the Vision/Goals for the Quarterhorse/Rancho Verde Character Area.

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

No comment from Commission regarding Goal A.

Implementation Strategy:

1. Encourage the preservation of dedicated open space areas in their natural state.
2. Preserve scene 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 communicated with Forest Service and Camp Verde Unified School District about the community's desire to maintain scenic view sheds and open space.

Goal B: MAINTAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA:

No comment from Commission regarding Goal B.

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.

Consensus from commission to remove the word "Forest".

After discussion from Commission it is consensus to add the word Agricultural after Prime. This addition applies to the Salt Mine Character Area as well.

Commission discussed the chart sheet. It was recommended to add previously established commercial businesses under the businesses bullet point.

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

No comment from Commission regarding Goal C.

Implementation Strategy:

4. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
5. 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.
6. Encourage recreation that is compatible with the natural and cultural environment.

7. Discussion on 2015 General Plan Schedule.

Chairman Davis explained that Commission is slightly ahead of schedule and character areas will be finished in February. March through December, the remaining elements will be reviewed. Davis recommended that the sub-committee attend the meetings rather than holding separate meetings. January of 2016 there will be a final review, followed by a joint session in February for Council review. At that point there would be a 60 day review with the potential of four (4), "Town Hall Sessions" to get more community involvement. In May of 2016 there will be time for response to comments, public and government. The election will be November 8th of 2016.

Davis thanked the Commissioners for their commitment to this project.

8. Adjournment

On a motion by Hisrich, seconded by Burnside, the meeting adjourned at 6:59 pm.



Chairman B.J. Davis



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 15th day of January, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2nd of February, 2015.



Marie Moore, Recording Secretary