

**MINUTES
JOINT WORK SESSION
MAYOR AND COMMON COUNCIL
&
PLANNING AND ZONING COMMISSION
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
FRIDAY, September 18, 2015 at 11:00 a.m.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. Call to Order

Mayor German called the meeting to order at 11:00 a.m.

2. Roll Call

Mayor Charles German, Vice Mayor Bruce George, Councilors Robin Whatley, Brad Gordon, and Jessi Jones were present. Councilor Carol German and Councilor Jackie Baker were absent. Planning and Zoning Commission Chairman B. J. Davis, Commissioners Chip Norton and Jim Hisrich were present. Commissioners Robert Freeman, Bob Burnside, Greg Blue and Howard Parrish were absent.

Also Present

Town Manager Russ Martin, Town Clerk Virginia Jones, Community Development Director Michael Jenkins, Building Official Robert Freeman, Tony Gioia, Ed Lee and Recording Secretary Lynn Riordan.

3. Pledge of Allegiance

Mayor Charles German led the Pledge of Allegiance.

4. Update by Planning & Zoning Chairman B. J. Davis, and other members of the P & Z Commission regarding the General Plan Process.

Mayor German thanked the Planning and Zoning Commission and sub-committee for their continuous work on the General Plan, acknowledging the extraordinary amount of time and effort this General Plan has required. Mayor German advised that he had written letters to community churches and organizations in an effort expand communication throughout the community and requesting input, opinion and support for the General Plan.

Chip Norton advised the Recreation Master Plan Meeting is set for October 15, 2015 at the Camp Verde High School, unfortunately major trails are not included in the current draft.

Michael Jenkins advised that the ADOT round-about plans (260 West – I-17 and 260 area) are active. Tony Gioia advised that John Sautiburg has indicated a willingness to sell small versions of a proposed (perhaps a horse w/amicable cowboy/indian) bronze to help raise funds to purchase and install a "larger than life size" bronze statue in the center of the major round-about (major gateway into Camp Verde).

Planning and Zoning Commission Chairman B. J. Davis addressed the Mayor and Council stating the intention of this Work Session is be informational and give the Council and public an overview of the current General Plan elements and status:

Elements:

Land Use
Circulation

Complete
In Progress (Trans Map in Progress)

Open Space	Complete
Environmental Planning	In Progress (In Sub-Committee)
Growth Areas	Complete
Cost of Development	Complete
Water Resources	Complete
History & Culture	Complete
Housing	Complete (May be updated upon receipt of new data)
Economic Development	In Progress (In Sub-Committee)

Chairman Davis advised that Community and Economic Development stage of the General Plan will begin in sub-committee in October. Community and Economic Development will provide a general set of guidelines to staff. The General Plan, which is required by law to be reviewed every ten years, is being modified from the Plan presented and passed in 2005. The purpose of the General Plan that is being proposed and will be placed on the ballot in 2016 (election), accommodates the current uses, indicates where the Town intends to develop and grow (or, preserve existing historical areas), identify and designate gateway entrances, and put forth an effort to stay uniform in use by Character Area. Chairman Davis, Commissioners Norton and Hisrich advised that the sub-committee and Commission held (area) meetings and did a substantial amount of advertising and outreach requesting community input, suggestions and opinion with the designated Character Areas, while taking into consideration existing uses and grandfathered properties/uses, and future expectations and goals. All Character Areas, although defined, will still be open for variance applications or zoning change applications. The General Plan and adoption of Character Areas will also reduce permit time (review), encourage both preservation and growth, and will help give direction for community and economic development while preserving open spaces, agricultural uses, small town environment and historical features/attractions. The intent of the General Plan is to balance and develop reasonable, achievable goals and while taking into consideration many of the proposed Character Areas include open space (land owned by forest service, state parks), tribal lands, public utilities and/or facilities, parks and/or proposed parks, natural resources and historic sites. All Character Areas include "Public Facilities" to accommodate schools, churches, utilities and governmental agencies/services, etc.

Chairman Davis presented the Mayor and Council Members an overview of the 10 (ten) proposed Character Areas, current primary uses and proposed primary goals:

Character Area	Primary Existing Uses	Primary Preferred Goals and Uses Outlined/designated in 2015 General Plan
260 West	Non-Residential (Commercial)	Non-Residential (Commercial) & Public Facilities
Middle Verde	Mixed, Agricultural, PUD, Residential	Mixed, Agricultural, PUD, Open Space, Non-Residential (Commercial) & Public Facilities
Finnie Flat	Mixed, PUD, Residential, Non-Residential (Commercial)	Mixed, Non-Residential (Commercial), PUD, Residential & Public Facilities
Downtown	Mixed, Residential, Agricultural, Non-Residential (Commercial)	Mixed, Agricultural, Residential, Non-Residential (Commercial) Open Space, PUD, & Public Facilities
Pecan Lane	Non-Residential (Commercial), Residential	Mixed, Non-Residential (Commercial), PUD, Open Space & Public Facilities
McCracken	Agricultural, Open Space,	Agricultural, Open Space, Residential, PUD

	Residential	& Public Facilities
260 East	Non-Residential (Commercial)	Agricultural, Non-Residential (Commercial), Open Space, PUD & Public Facilities
Salt Mine	Residential, Open Space	Agricultural, Open Space, Residential, PUD & Public Facilities
Quarterhorse / Rancho Rio	Residential, Open Space	Agricultural, Open Space, Residential, PUD & Public Facilities
Clear Creek	Mixed, Agricultural, Residential Open Space	Mixed, Residential, Non-Residential (Commercial), Open Space, PUD & Public Facilities

Public Comment

Ed Lee addressed the Mayor and Council stating support for a marketing / economic development plan that will insure maintaining Camp Verde's rural feeling and preserve its historical values.

Chairman Davis advised that General Plan draft is not yet available for public viewing, however, all Planning and Zoning Commission Meetings are open to the public, and the Commission encourages public opinion, comment and suggestions. Chairman Davis advised that it is the Commission's goal to have the Proposed General Plan available and presented to the Mayor and Council in January, 2016, and thereafter be open for the 60 day public review and public comment period.

Mayor German and attending Council Members again thanked Chairman Davis, all P & Z Commissioners, and sub-committee members for their hard work and continuous efforts on the General Plan, and presenting an appropriate and comprehensible plan that has the potential to be very beneficial to the Town of Camp Verde, its residents, its visitors, and potential investors and businesses.

5. **Adjournment**

Meeting adjourned at 12:58 p.m.



Charles German, Mayor



Lynn Riordan, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona, held on September 9, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of October, 2015.



Virginia Jones, Town Clerk