



REGULAR SESSION & PUBLIC HEARING
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, OCTOBER 5, 2017 -- 6:30PM

1. **Call to Order**

Chairman BJ Davis called the meeting to order at 6:31 pm

2. **Roll Call**

Melinda Lee called Roll. Present were Chairman B.J. Davis, Vice Chairman Teresa Helm, Greg Blue, Bruce George, Jim Hisrich and Chip Norton. Commissioner Dave Freeman was absent. Also in attendance were Community Development Director Carmen Howard and Town Planner Melinda Lee.

3. **Pledge of Allegiance**

Commissioner Greg 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:**

September 7, 2017 – Regular Session & Public Hearing

b. **Set Next Meetings, Date and Time: (Tentative)**

October 12, 2017 – Work Session- Cancelled

November 2, 2017 – Regular Session & Public Hearing

A motion was made by Commissioner Greg Blue to accept the consent agenda as presented. A second was made by Commissioner Bruce George. The motion carried unanimously.

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

There were no comments from the public.

6. **Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Abide Maternity Home, for a Zoning Map Change from R1-35 (Residential: Single Family, 35,000-Square-Foot Minimum Lot Size) to RS (Residential and Services) to allow for the expansion of their existing services. The property is located at 2480 N. Arena Del Loma, Parcel No. 403-19-137, in Camp Verde, Yavapai County, Arizona.**

Chairman Davis called the Public Hearing open at 6:35pm.

Planner Melinda Lee presented the proposed request for a Zoning Map Change for Abide Maternity Home from R1-35 to RS. Ms Lee explained the applicant would like to rezone the property to expand the use and buildings to provide additional services and living quarters to young mothers and their babies. Ms. Lee explained the use conformed with the General Plan which calls for residential and neighborhood, sales and services (RS, C1 and C2 Zoning). The applicant and staff have completed all State and Local requirements for the Zoning Map change and therefore recommend approval of Zoning Map Change #20170274.

Call for Comments from Other Persons- The applicant, Michele Evans, CEO, provided some additional information about the project. In response to some concerns that were discussed at the neighborhood meeting and expressed by Commission members, she explained that the center is not for battered women and they do not allow visitors. The additional building will be used for housing and providing classes for the residents. Others in attendance, Julie Scott and John Bassous, supported the organization's efforts and the positive impact it would have on their clients and the community. Chairman Davis stated that the zoning setbacks are the same and the proposed use will not change the character of the neighborhood; Commissioner Norton pointed out that the General Plan supports the existing mixed use in the neighborhood.

Call for Staff Rebuttal/Clarification – None

The Public Hearing was declared closed at 6:53 pm

Call for Commission Discussion:

Commissioner Hisrich relayed concerns relating to the potential precedence which may be set by allowing this type of a use. Community Development Director, Carmen Howard provided some information relating to Federal and State laws relating to group homes and protected classes and uses.

7. **Possible Recommendation to the Town Council regarding an application submitted by Abide Maternity Home, for a Zoning Map Change from R1-35 (Residential: Single Family, 35,000-Square-Foot Minimum Lot Size) to RS (Residential and Services) to allow for the expansion of their existing services. The property is located at 2480 N. Arena Del Loma, Parcel No. 403-19-137, in Camp Verde, Yavapai County, Arizona.**

A motion was made by Commissioner Bruce George to accept the item as presented. A second was made by Commissioner Chip Norton. The motion carried unanimously.

8. **Public Hearing, Discussion, and Possible Recommendation to the Town Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending Section 102B, Non-Conforming Uses and Structures; Section 103, Definition of Terms; Section 203, Use Districts; Section 204, Use District Regulatory Criteria; Section 301, Exceptions to Yard and Height Requirements; Section 303, Home Occupations; Section 306, Mobile/Manufactured Home Parks (MHP & RV Parks); Section 312, Shipping Containers; Section 403, Off-Street Parking and Loading; and Section 405, Outdoor Lighting.**

Chairman Davis called the Public Hearing open at 7:02pm.

Director Howard presented the code changes. She explained that the changes were requested as a continuation to add clarity to the Zoning Code.

Zoning code requirements relating to building separation, pool setbacks, and fence height were adjusted to conform to other codes. Parking standards were to allow a more reasonable number, where they were determined to be in excess.

Requiring enclosed storage units of at least 100 square feet for mobile home and recreational vehicles parks, where a garage is not present, was proposed to alleviate the storage of items outside of the units. This requirement will pertain to future permits.

Vacation Rentals/Short Term Rentals were added under Home Occupations due to the adoption of State legislation that allows it.

Additionally, there were changes to the lighting code as recommended by the International Dark Sky Association in order to comply with requirements for the Town to be a designated International Dark Sky Community. It was agreed that the designation was a good marketing aspect for Camp Verde and we would become a part of a group of such communities in this part of Arizona. All mention of "security lighting" needed to be removed and motion sensor lighting was inserted. A definition of "Correlated Color Temperature" was added, and references to outdated lighting was removed. The total lumen count for residential was lowered to 20,000 lumen per acre, which is more than is typically seen on residential permit applications. The total allowed for shielded was lowered to 5,000 lumen. Other allowances for shielding and lumen counts were adjusted based on lamp types. A section was added for Municipal Lighting, as required for the designation. Reference to "professional level sports facilities" does not apply to our community and was removed. A chart for Light-Emitting Diodes (LED) was added. The addition of a sunset clause was included for January 28, 2024. Director Howard clarified that manufacturers of lighting are supporting the need to provide lighting options for dark sky communities. Enforcement of the ordinance will likely be handled on a complaint-driven basis.

The Public Hearing was declared closed at 7:32 pm


Call for Commission Discussion: No further discussion.

A motion was made by Commissioner Chip Norton to accept the item as presented. A second was made by Commissioner Jim Hisrich. The motion carried unanimously

9. **Current Events**
None

10. **Staff Comments**
None

11. **Adjournment**
A motion was made by Commissioner Hisrich to adjourn the meeting. Second was made by Commissioner Helm. **The motion** carried unanimously. The meeting was adjourned at 7:35pm.



Chairman B.J. Davis



Carmen Howard, 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 Regular Session & Public Hearing of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 5th day of October 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of October 2017.



Melinda Lee, Recording Secretary

