

ACTIONS TAKEN
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY FEBRUARY 4, 2016
6:30 PM

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call To Order

The meeting was called to order at 6:28 PM.

2. Roll Call

Chairman Davis, Vice Chairman Burnside, Commissioners Blue, Norton, Hisrich, and Helm are present. Commissioner Freeman is absent.

Also present is Community Development Director Michael Jenkins, Assistant Planner Kendall Welch, and Recording Secretary Marie Moore.

3. Pledge Of Allegiance

The pledge was led by Commissioner Helm.

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 7th, 2016 – Regular Session

January 14th, 2016 – Special Session

b. Set Next Meeting, Date and Time:

February 18th, 2016 – Special Session (General Plan) (6:30PM)

March 3rd, 2016 – Regular Session (6:30PM)

A motion to approve the consent agenda as presented was made by Commissioner Norton. The motion was seconded by Commissioner Hisrich. All Commissioners are in favor and the motion passes unanimously.

5. Call To The Public For Items Not On The Agenda

(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

There were no comments from the public.

6. Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150388, an application submitted by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, which is 10.00 acres. The property owner is requesting a Use Permit to place an eighty foot (80'), multi-carrier, monopole, wireless tower, owned by SBA Communications, on parcel 407-09-160A, located in Camp Verde, Yavapai County, Arizona. A transmitter station and tower for automatic transmitting is an allowed use under the M1 (Industrial: General) Zoning District in the current Planning & Zoning Ordinance with a Use Permit. All Use Permit approvals for a new wireless communication facilities, if granted, shall be granted for a maximum period of ten (10) years. – Resource: Community Development Director Michael Jenkins

A recommendation for approval to Council was made by Commissioner Norton on Use Permit 20150388, an application submitted by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, which is 10.00 acres. The property owner is requesting a Use Permit to place an eighty foot (80'), multi-carrier, monopole, wireless tower, owned by SBA Communications, on parcel 407-09-160A, located in Camp Verde, Yavapai

County, Arizona. A transmitter station and tower for automatic transmitting is an allowed use under the M1 (Industrial: General) Zoning District in the current Planning & Zoning Ordinance with a Use Permit. All Use Permit approvals for a new wireless communication facilities, if granted, shall be granted for a maximum period of ten (10) years.

Recommended stipulations include:

1. The applicant will submit the Reclamation Plan once a Use Permit approval has been provided by the Town Council. Additionally, the building permit will not be issued to the applicant until staff has approved the Reclamation Plan and Financial Assurances in a form as allowed by the Town. In Section 810 of the Town of Camp Verde Planning & Zoning Ordinance, a yearly increase of the Financial Assurances in the amount of 8% of the reclamation cost estimate is required. This 8% per year increase shall apply throughout the full term of the Use Permit. In order to simplify the Financial Assurance process, the Town has allowed a one-time increase for the total number of years the Use Permit is approved for.

An example would be as follows:

- Use Permit term is for 10 Years.
- So, 8% x 10 years = 80%

The total Financial Assurance would then be 100% + 80% = 180% of the Reclamation Cost Estimate.

2. Must meet all requirements of Part 8 - Wireless Communication Facility Regulations of the current Planning & Zoning Ordinance.
3. In addition to the above stipulations the Planning & Zoning Commission also recommends the structure of the tower and all attached equipment be painted with a low reflective, flat gray paint.

The recommendation was seconded by Commissioner Burnside. All Commissioners are in favor and the motion passes unanimously.

Additionally the Planning & Zoning Commission would also like to recommend to Council that Part Eight – Wireless Communication Facility Regulations be updated to provide better performance criteria and characteristics in order to appropriately rank/evaluate wireless tower proposals.

There Will Be No Public Input On The Following Items:

7. Current Events

(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)

Chairman Davis gave a brief update on the informal, informational presentations that are currently being held at various locations around Town for the Draft 2016 General Plan.

8. Staff Comments

Assistant Planner Kendall Welch provided with the Commission with an updated General Plan Schedule of Events.

9. Adjournment

A motion to adjourn the meeting was made by Vice Chairman Burnside. The motion was seconded by Commissioner Blue. All Commissioners are in favor and the meeting was adjourned at 7:35 PM.