

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY APRIL 3, 2008
6:30 PM**

DRAFT

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. Call to Order

The meeting was called to order at 6:35 p.m.

2. Roll Call

Chairperson Freeman, Commissioners Hisrich, Buchanan and German were present; Vice Chairperson Butner, Commissioners Parrish and Burnside were absent..

Also Present: Community Development Director Nancy Buckel, Sr. Planner Mike Jenkins, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Buchanan.

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:

March 06, 2008 – Regular Session

March 13, 2008 – Regular Session

b. Set Next Meeting, Date and Time:

No meetings to set at this time (April 10th mtg. set at March 13th meeting)

On a motion by Buchanan, seconded by Hisrich, the Consent Agenda was unanimously approved as presented.

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

There was no public input.

6. Public Hearing Discussion and possible Recommendation ZMC 2008-02: Submitted by Bradly Stevens, agent for the Verde Valley Congregation of Jehovahs Witness, owner of parcel 403-22-008, located off of Industrial Drive on an access easement at 1541 Peterson Road. The applicant is requesting the zoning to be changed from R1L-70 to M1. The Parcel Size is approximately 2.55 acres. (continued from 3/06/08 meeting)

On a motion by Buchanan, seconded by German, the Commission voted unanimously to continue Item 6 to the meeting scheduled for April 10, 2008.

Chairperson Freeman advised the members that the subject property owners had chosen not to submit their request for the zoning change at this time; Community Development Director Buckel confirmed that they have requested that this item be continued to the April 10th meeting.

7. **Discussion on AMD 2007-08: Amending Section 108F Accessory Uses and Structures to allow for the use of shipping containers as accessory structures in residential and commercial zoning districts.** *(continued from 3/13/08 mtg.)*

On a motion by German, seconded by Hisrich, the Commission voted unanimously to continue Item 7, discussion on AMD 2007-08, to the meeting scheduled for April 10, 2008.

Chairperson Freeman explained that Commissioner Parrish has requested that this item be continued to the April 10th meeting due to the fact that he was unable to be in attendance at this meeting to express his concerns and to ask questions that he felt were relevant.

8. **Presentation and Discussion of Establishing a Water Conservation Plan for the Town of Camp Verde as directed by Council.**

(continued from 3/13/08 mtg.)

There was no action taken; it was agreed to continue Item 8 to April 10th meeting.

Although it was agreed to continue this item to the April 10th meeting, Freeman suggested that it would be helpful to have some discussion at this time. As background information, Buckel referred to the written staff report that outlined the Council's direction to staff to bring the request to the Planning & Zoning Commission to develop a Water Conservation Plan for approval by the Council. Buckel said that staff has included for the Commission's review, among other documents, a copy of Sedona's document that outlines their policy for the different areas and includes the City's philosophy about the importance of water conservation. Buckel suggested that, for example, it could be a guide to follow to publish on the Town's website, and for incorporating some additional amendments to the General Plan, the Planning & Zoning Ordinance, if appropriate, as well as the Town Code on building regulations. Buckel gave an overview of possible requirements that could be imposed for controlling water use, depending on whether or not a municipality owns its own water company. Additional documents from other communities are available for reference in the P&Z office. Buckel added that the Commission might want to first decide whether the approach should be by drafting an ordinance, add a section to the P&Z Ordinance, or develop a Policy Statement and provide additional documentation amendments as seen fit; the approach is entirely up to the Commission.

The members discussed with Buckel some of their questions regarding the issues of an Active Management Area, "gray water" and capture of rainwater, incentives to encourage water conservation, and the processing and use of effluent from the Sanitary District treatment plant. It was suggested that it might be helpful to invite one of the Bullards of the Camp Verde Water Company to attend a meeting to share their input on behalf of the Water Company. The Commission discussed the need for ongoing work on the Plan throughout several meetings, such as analyzing and discussing one different municipality's document at each meeting, each member researching information independently between meetings, and possibly attending meetings of other Water Boards to gather information on water issues.

9. **Commission Informational Reports:**

Hisrich commented on the copy of a letter that he had received from staff regarding a complaint about an ongoing activity in the community; *Buckel discussed with Hisrich the process followed regarding citizen complaints.*

10. Staff Report

Buckel commented that staff continues to be very busy, even though there is not much building going on.

11. Adjournment

On a motion by Hisrich, seconded by Buchanan, the meeting was adjourned at 7:11 p.m.

Dave Freeman, Chairman

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 Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 3rd day of April 2008. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2008

Margaret Harper, Recording Secretary