

Minutes
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY MAY 01, 2008
6:30 PM

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 6:30 p.m.

2. **Roll Call**
Chairperson Freeman, Commissioners Hisrich, Buchanan, Burnside and German were present; Vice Chairperson Butner and Commissioner Parrish were absent.

Also Present: Community Development Director Nancy Buckel, Administrative Assistant Jenna Paulsen, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by German.

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:**
April 03, 2008 – Regular Session
April 10, 2008 – Regular Session
 - b. **Set Next Meeting, Date and Time:**
May 08, 2008 – Regular MeetingOn a motion by German, seconded by Burnside, 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 Bradley 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 4/3/08 meeting)**
On a motion by Burnside, seconded by Hisrich, the Commission voted unanimously to continue this Item 6 to the June 5th, 2008 meeting.

STAFF PRESENTATION

Community Development Director Buckel explained that subsequent to this item being placed on the agenda it was necessary to request clarification from the Town Attorney regarding two motions that had been made at the April 3rd meeting. The original motion recommended denial of the application which normally would have gone to Council; however the applicant decided to return

with a revised request as recommended by the Commission by a second motion, which now requires advertising and posting and another neighborhood meeting. The revision will be scheduled for hearing at the June 5th meeting.

There was no public input.

7. Public Hearing, discussion and possible recommendation of approval for PP 2007-02: Application for Preliminary Plat approval by Krista Cline of S.E.C., Inc. agent for David Meier owner of parcels 404-25-025B & 404-25-026E for Verde Highlands consisting of 4 lots of Office Suite Condos located on the corner of Hwy. 260 and Cliffs Parkway.

On a motion by Hisrich, seconded by Buchanan, the Commission voted **4-1** to recommend that Council approve PP 2007-02: Application for Preliminary Plat approval by Krista Cline of S.E.C., Inc. agent for David Meier owner of parcels 404-25-025B & 404-25-026E for Verde Highlands consisting of 4 lots of Office Suite Condos located on the corner of Hwy. 260 and Cliffs Parkway; **with an abstention by German.**

On a motion by Hisrich, seconded by Buchanan, the Commission voted **4-1** to amend the original motion to correctly reflect the property as Parcels 404-28-025B and 404-28-026E; **with an abstention by German.**

STAFF PRESENTATION

Buckel said that the application for a preliminary plat is for a development on property that had received approval for rezoning on one of the parcels previously. The Design Review Board approved the buildings which it was later found encroached onto that parcel that had just been rezoned. The development will consist of four business condominiums, and the property will be maintained by a common ownership association. Buckel outlined the issues of ADOT permission for access, water service, approval of engineering and grading, Copies of the petition from neighbors expressing concern over the building height have been included in the agenda packets, although the building height has been previously approved.

PUBLIC HEARING OPEN

Applicant's Statement

Krista Cline, with S.E.C. Engineering, commented that the Staff presentation had summarized the application well. Ms. Cline described the plan for individual ownership of each of the four buildings, and in response to the concern over the building height pointed out that the new zoning does allow a 40-foot building height; the buildings as proposed will be a little over 28 feet in height.

COMMENT FROM OTHER PERSONS

(Comments from the following individuals are summarized.)

Eli Arnett said he believes that the planned two-story height of the buildings was not only a surprise to most of the neighbors, but will block his view of Squaw Peak; he said he had paid a premium price for his lot because of the view. *The members briefly discussed with him his concern as well as the location of his property in relation to the development and how his view would be affected.*

Jared Westover said he also is protesting the height and believes it would block the view from his property, depreciating its value; he also suggested that the buildings would create a surplus of office spaces that may not be needed or used for years. *In response to a question from the Commission he said he would not*

necessarily be opposed to the two-story height if it did not block his view, although he suggested the traffic might be a problem.

There was no further public input.

APPLICANT'S REBUTTAL

David Meier, owner of the property, together with input from Krista Cline and Luke Sefton, Engineer, reviewed the steps taken to research the possible impact of the development on the neighborhood and displayed a chart of the building elevations to demonstrate the view line from the neighboring properties; it was also pointed out that the grading of the property and location of the buildings had been specifically designed to have the least effect on any view enjoyed by the surrounding residential properties.

Some of the members discussed the issue of the development having been already approved, questioning whether they even had the right to withhold approval of the application at this point. Buckel also briefly outlined the background of the Design Review Board approval during the design review process that has subsequently been improved upon. The issues of screening and a possible retaining wall were also discussed with Buckel.

PUBLIC HEARING CLOSED

Commission Discussion

The Commission discussed with Buckel the building height that would have been allowed prior to the rezoning, that still would have allowed the planned 28-foot height; the members cited Proposition 207 and commented on the need to be aware of not limiting a property owner's given right in a zoning district. Ms. Cline reminded the members that the whole project involves two parcels, the majority of which was already Commercial zoning.

STAFF COMMENTS

There were no further Staff comments.

After the original motion was made to recommend Council approval, Buckel said that the Parcel Numbers had been incorrectly cited in the agenda heading and read into the motion; a second motion was therefore made to correct that error.

8. 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.

On a motion by Burnside, seconded by Hisrich, the Commission voted unanimously to continue this Item 8 to the May 8th meeting.

Referring to the previous discussions regarding a concern for safety, Chairman Freeman suggested simply requiring that the container either be locked open or locked closed to prevent someone being accidentally trapped inside. After a brief further discussion, Burnside said that Commissioner Parrish, who had anticipated that he and Commissioner Butner would be absent, had requested that the matter be continued until the next meeting so they could participate in the discussion.

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

There was no action taken.

Buckel discussed with the members how they want to approach working on a Water Conservation Plan for the Town, and the type of document they might want to consider. Freeman suggested arranging for speakers to help with providing information to work with. Buckel said that Council has requested setting the date of July 9th for a Work Session with P&Z at which time they will want to know the progress made by the Commission on the Water Conservation Plan, as well as other projects being worked on, such as code amendments. Buckel suggested that options to consider in developing a Water Conservation Plan could be to draft an ordinance, create a regulation, post recommendations on the Town Website; all possibilities are open at this point. The members also commented on the difficulty of mandating and imposing restrictions on the use of water, and generally agreed on focusing on raising awareness of conservation measures, developing incentives, offering encouragement and making recommendations. Freeman said he will coordinate with Buckel some presentations, possibly for the June 5th meeting.

The Commission discussed the possibility of arriving at a consensus for a draft for staff to work on. Buckel requested that the members consider what information they would like to see for a draft, bring it back to the meeting next week. She will work on a draft and schedule it for the second meeting in June for discussion and review; the Chairperson will contact some sources for presenting different viewpoints. Buckel said that everyone should keep in mind the limitations of Camp Verde as a community without its own water.

10. Commission Informational Reports:

Burnside asked about the status of the recent letter from a concerned citizen; *Buckel said that action has been taken..*

11. Staff Report

Buckel reported that Mike Jensen is currently attending the National Conference for Planners in connection with updating his certification. Buckel said she will be working from her home the next few weeks but will continue to be available.

12. Adjournment

On a motion by Buchanan, seconded by Burnside, the meeting was adjourned at 7:41 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 1st day of May 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