

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY JUNE 5, 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, Vice Chairperson Butner, Commissioners Hisrich, Buchanan, Parrish, Burnside and German were present.

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 Parrish .
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:**
May 01, 2008 – Regular Meeting
May 08, 2008 – Regular Meeting
 - b. **Set Next Meeting, Date and Time:**
June 12, 2008 – Regular MeetingOn a motion by Parrish, seconded by Butner, 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. **Appointment of Liaison to the Design Review Board: for a 6 month term beginning at the July 22, 2008 thru Dec. 23, 2008.**
On a motion by Buchanan, seconded by Hisrich, the Commission voted unanimously to appoint Howard Parrish as Liaison to the Design Review Board for a 6-month term beginning at the July 22, 2008 meeting, through December 23, 2008.

After a brief discussion, with both Buchanan and Parrish volunteering to act as the subject liaison, Buchanan deferred to Parrish who was then appointed to serve.
7. **Public Hearing Discussion and possible Recommendation ZMC 2008-03: Submitted by Bradley Stevens, agent for the Verde Valley Congregation of Jehovah's 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 C-3. The Parcel Size is approximately 2.55 acres.

On a motion by Buchanan, seconded by Parrish, the Commission **by a 6-1 vote** recommended to Council approval of ZMC 2008-03, an application submitted by Bradley Stevens, agent for the Verde Valley Congregation of Jehovah's Witnesses, owner of parcel 403-22-008, for the zoning to be changed from R1L-70 to C-3; **with a 'no' vote by German.**

STAFF PRESENTATION

Sr. Planner Mike Jenkins reported that the applicant is now coming back to the Commission with the request to rezone the subject property to C-3 pursuant to the recommendation from the Commission at a previous meeting. Letters have been sent to property owners with 300 feet, with no letters in opposition in response. The neighborhood meeting regarding the request for the rezoning held on April 29th included discussion of several items, such as water and road usage. No objections were received from the Fire Department and County Flood Control; the Town Engineer has indicated that dedication of an 80-foot right-of-way will be required for the portion of Peterson Road that passes through the subject parcel.

PUBLIC HEARING OPEN

Applicant's Statement

Bradly Stevens said that, as discussed previously, the C-3 zoning in that area seems more appropriate; to illustrate, he described the locations and zoning of the surrounding properties. Mr. Stevens said that the parcel does not appear to be suitable for housing or residential purposes, and therefore the Congregation is requesting the rezoning to C-3 from R-1.

COMMENT FROM OTHER PERSONS

Ken Stokes said he lives on Peterson Road and has never received one of the letters to the property owners. He requested information on the differences on what is allowed in the C-2, C-3 and M-1 zoning districts. Mr. Stokes also said he is concerned about water and an impact on his well from any commercial development on the subject property, and asked other questions apparently based on some misconceptions, including the 80-foot right-of-way that will be required for the portion of Peterson Road crossing the corner of the subject property.

The Commission, with input from staff, responded to the comments and questions from Mr. Stokes, with staff first confirming that his property is not within the mandated 300-foot notification area, and therefore no letter would have been sent to him. The members and staff outlined and discussed with Mr. Stokes the differences in the activities allowed, as well as controlled, in the M-1 and C-3 districts, including a possible drainage impact on neighboring wells. Staff explained the 80-foot right-of-way requirement, that it would not create a physical widening of Peterson Road at this point in time, but was a part of the process of planning for development whenever that might take place in future years.

William Davidson, who had briefly joined in the discussion with Mr. Stokes to comment on Peterson Road and express concern about the drainage issue, said that Mr. Stokes had addressed the main concerns of the rest of the neighborhood, with water runoff being the main issue. Mr. Davidson again outlined concerns about Peterson Road, and added that he actually would like to see the property developed, since development might even create a couple of

jobs. Mr. Davidson added his complaint about ineffective screening of noise from an M-1 industry next to the residential properties, suggesting that the Commission consider solid-type screening in the future.

APPLICANT'S REBUTTAL

Bradly Stevens reiterated the applicant's request for C-3 zoning which is in harmony with the General Plan, adding that he appreciated the Town's help.

PUBLIC HEARING CLOSED

Commission Discussion

The members discussed with staff how Peterson Road, which is a private road, and the neighboring properties will be affected by the 80-foot right-of-way requirement. German voiced strong objection regarding the granting of a rezoning of a parcel of property strictly for the purpose selling that property, as well as concern for the current neighboring residents and the type of business that might be developed on that property that would affect their standard of living. A general discussion regarding that objection stressed that the area is also surrounded by M-1 zoning and that the C-3 designation makes sense and is consistent with the General Plan. Jenkins confirmed that even if the property was not rezoned at this time and was sold, the new owner would probably be requesting a zone change to what is similar in that area, such as C-3 or M-1 based on a specific purpose or use.

STAFF COMMENTS

Staff commented on the difference between residential or arterial roads and roads in industrial areas.

The members discussed further the objection to rezoning a parcel for the purpose of sale, and the concern for the adjoining residential properties. It was argued that the C-3 designation would be in an area consistent with the General Plan, the request is reasonable, and the owner should have the discretion to request a rezoning in advance of selling the property. As far as the concerns of the residents in the area, it was pointed out that protections for their concerns are built into the development process.

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. (Continued from 5-08-08 mtg.)

Staff was directed to arrange for a Building Department representative to attend the July 3rd meeting to provide clarification regarding accessory buildings, storage containers, application of current Building Codes, and calculation of permit fees as discussed.

Jenkins explained that the revisions to the proposed amendment to Section 108(F.2), as requested by the Commission at the previous meeting, have been incorporated into the current draft document that was included in the agenda packets for review. In regard to the issues of ventilation and egress, Jenkins referred to a memo submitted by the Chief Building Official setting forth the minimum requirements from the 2003 IBS. Jenkins added that staff also had been directed to research the issues of fees to be charged, and the values of the cargo containers used as accessory buildings.

The Commission discussed at length the International Building Code regulations, both the existing 2003 and the future 2006 when adopted, as they would apply to the storage containers as accessory buildings. The members questioned the basis on which the estimated permit fees were determined.

Jenkins said that the Chief Building Official has asserted that once the adopted Town Codes take effect, the buildings are locked in to the IBC regulations. Following discussion questioning how accessory buildings are determined as such in assessing permit fees and regulations, it was generally agreed that staff would request the Chief Building Official to attend a meeting to provide more clarification regarding accessory buildings, storage containers, permit fees, and whether the structures must comply with the current Building Codes.

The issue of the 2003 IBC being ultimately superseded by the 2006 IBC when it is adopted was addressed; resulting in an amendment to Paragraph 2.a.1)i., as follows: **‘Permanent placement of containers will require they be modified to possess ventilation and egress sufficient under the currently adopted IBC standards.’**

Paragraph 2.a.1)iii, correct, “...will be subject to...” to, “...**shall** be subject to a building permit and no containers shall be larger than **10’X10’X53’**.”

Paragraph 2.a.2)i., revise to, **‘Containers used for permanent storage require a building permit.’**

In addition, all references to “C of O” to be, **‘Certificate of Occupancy.’**

A recess was taken at 8:37 p.m.; the meeting was called back to order at 8:44 p.m.

9. Presentation and Discussion of Establishing a Water Conservation Plan for the Town of Camp Verde as Directed by Council. (Continued from 05-08-08 mtg.)

It was agreed to continue this Item 9 to the June 12th meeting.

Jenkins reviewed the background of the proposed establishment of a Water Conservation Plan for the Town of Camp Verde, and outlined the documents research by staff and included in the agenda packet for review, including the staff report. Jenkins suggested that with Commission input, staff can begin to craft some type of water policy or plan, with the July 9th Special Session deadline as directed by the Council.

The members discussed approaching the issue from the standpoint of making recommendations, offering encouragement and incentives to foster community cooperation and support in conservation of water. It was suggested that success in developing such a plan would depend on a Town-based consensus because of the very strong-willed nature of the Camp Verde community. Such a consensus would require public meetings, education and publicity in order to involve the entire Town. Suggestions included soliciting input from utility companies and other entities concerned with water use. It was recommended that newspapers and radio stations be enlisted to help educate the community, even before the first public hearing, in order to get informed participation from the community. Freeman cautioned that the members and the public as well should be aware of and prepare against the threat of SRP affecting water rights.

10. Commission Informational Reports

German reminded staff of the Agenda requests she has made, as reflected in past Minutes, and would like to see them in the near future. German also described a root beer float event scheduled for this Saturday to raise funds for the new Library.

Burnside asked about the status of his question regarding acting as liaison.

11. Staff Report

Jenkins reminded the members to bring back the Containers issue for the Commission hearing next week. After a brief discussion regarding setting the matter for **public hearing**, staff said the Commission will be advised of the date when that is determined.

12. Adjournment

On a motion by Parrish, seconded by Butner, the meeting was adjourned at 9:11 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 5th day of June 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