

**MINUTES  
REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE COUNCIL CHAMBERS  
THURSDAY FEBRUARY 7, 2008  
6:30 PM**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Commission motion 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, Parrish, Buchanan, German and Burnside were present.
3. **Pledge of Allegiance**  
The Pledge was led by Hisrich.
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 3, 2007 – Regular Session
  - b. **Set Next Meeting, Date and Time:**  
March 6, 2008 – Regular SessionOn a motion by Butner, 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. **Appointment of P & Z Commission Liaison to the Design Review Board for a 6 month term.**  
On a motion by Buchanan, and seconded by Burnside, Carol German will serve as liaison to the Design Review Board for the next six months.  
Burnside gave a summary of his experience as liaison for the Design Review Board. Freeman asked if someone would like to serve for the next six months. Carol German and Alan Buchanan were interested.
7. **Public Hearing Discussion and possible Recommendation GPA 2007-02:** An application submitted by Jeffrey R. Adams agent for Norman & Lorraine Vandiver, owners of parcel 404-18-161G requesting a General Plan Amendment to go from a rural residential (2 ac. min.) to low density residential (1 ac. min.) for approximately 1.82 acres located at 1862 Arena Del Loma.

Staff Report

Declare **PUBLIC HEARING OPEN**

1) Call for APPLICANT'S STATEMENT

- 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
- 3) Call for APPLICANT'S REBUTTAL (if appropriate)

Declare **PUBLIC HEARING CLOSED**

- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for STAFFCOMMENTS
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION
- ANNOUNCE ACTION TAKEN with Findings of Fact

A motion was made by Burnside, that we approve the recommendation for GPA 2007-02 based on the discussed data, topographical restrictions, and surrounding property owners approval. seconded by Freeman.

**The Commission voted 2-5 in opposition, with 'no' votes by Hisrich, Buchanan, Parrish, Butner and German.**

There was a discussion between Commission and the applicant that covered the proposed lot split, who would live on property, shared well separation and setback requirements and the ability to enforce deed restriction. Two (2) petitions were submitted, one in favor and one opposed. Those opposed lived outside the 300' notification area.

**8. Public Hearing Discussion and possible Recommendation ZMC 2007-03:**

An application submitted by Jeffrey R. Adams agent for Norman & Lorraine Vandiver, owners of parcel 404-18-161G requesting a Zoning Map Change to change from R1L-70 to R1L-35 for approximately 1.82 acres located at 1862 Arena Del Loma.

**Staff Report**

Declare **PUBLIC HEARING OPEN**

- 1) Call for APPLICANT'S STATEMENT
- 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
- 3) Call for APPLICANT'S REBUTTAL (if appropriate)

Declare **PUBLIC HEARING CLOSED**

- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for STAFFCOMMENTS
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION
- ANNOUNCE ACTION TAKEN with Findings of Fact

On a motion by Freeman, to approve an application submitted by Jeffrey R. Adams agent for Norman & Lorraine Vandiver, owners of parcel 404-18-161G requesting a Zoning Map Change to change from R1L-70 to R1L-35 for approximately 1.82 acres located at 1862 Arena Del Loma.

**The motion failed due to a lack of a second.**

**9. Discussion on AMD 07-05: Amendment to Section 118.IVA to prohibit A-Frame signs and Section 103 Definitions adding "A-Frame Sign".**

A motion by Buchanan to table until the first meeting in March, seconded by Hisrich.

Buckel said that staff is still working on the A-Frame Sign language and would like to bring it back at the first meeting in March. She did mention that she has spoken with Lynda Moore, Director of Parks & Recreation and that she believes that using the light pole banners on the corners of Main Street would be ok.

Buckel said that perhaps the merchants could contribute to the money needed to

make new banners reflecting information for the off Main Street businesses. German said that since A-Frame signs are currently not allowed by our code, that the signs that are on Main Street now, should not be allowed.

**10. Discussion on AMD 2007-08 the use of shipping containers as accessory buildings in Camp Verde:** Amendment to Section 108 F.2 Accessory Buildings.

There was no action taken

Buckel said that she had made draft amendments to the code for shipping containers that addressed paint in similar color and screened by fencing. Commission discussed the number of containers allowed for a lot by lot size. Safety door concerns were discussed regarding the safety of adults and children along with ventilation. The following items are to be considered for the amendment draft:

- One container up to ½ acre and a maximum of two if over ½ acre. On two acres or more and more than two containers requested, special use permit.
- Door that opens from the inside, must meet IBC requirements
- Ventilation

Commission asked that staff bring back amendment draft to the next meeting.

**There will be no Public input on the following items:**

- 11. Commission Informational Reports:** 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.

Buchanan hoped that everyone would have fun at the Pecan & Wine Festival. Parrish is working with the “Good Morning Arizona” crew for their visit to Camp Verde. He has a meeting with them on February 13<sup>th</sup>.

**12. Staff Report**

Buckel, Community Development Director reported that Town Council had directed her to have the Commission develop a water conservation plan. She mentioned that there would be two meetings a month on the Commission regular meeting dates to discuss this matter.

Buckel said that she would be bringing to the Commission discussion on the language on R1L district. Language over a period of time has been removed and needs to be put back in place.

**13. Adjournment**

On a motion by Buchanan, seconded by Hisrich, the meeting was adjourned at 8:36 pm.

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Dave Freeman – Chairman

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Planning & Zoning

**CERTIFICATION**

I hereby certify that the forgoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 1<sup>st</sup> day of November 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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Jenna Paulsen – Recording Secretary