MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY FEBRUARY 06, 2014
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 at 6:30pm**
   The meeting was called to order at 6:30pm by Chairperson Davis.

2. **Roll Call**
   Chairperson Davis, Commissioners Blue, Parrish, Freeman and Hough were present; Commissioner Hisrich arrived at 6:34pm; Commissioner Norton was absent.

   Also Present: Community Development Director Michael Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
   The Pledge was led by Michael Hough.

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:**
      01-23-2014 General Plan Work Session
   b. **Set Next Meeting, Date and Time:**
      As needed

   On a motion by Freeman, seconded by Parrish, 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 to Council on a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance, Part 2, Section 203 (Use Districts) item G, C2 District, item 1., to add item "tt". This Amendment will add language under "Permitted Uses & Structures" for the allowance of "Vehicle Collision Centers."**

   On a Motion by Commissioner Blue, seconded by Commissioner Hough, the Commission voted unanimously that the proposed Text Amendment be denied by Council.

   STAFF PRESENTATION
   Community Development Director Mike Jenkins read directly from the staff report submitted. Chairperson Davis requested for Staff recommendation. Jenkins recommended upholding the intent of the ordinance and consideration of the conflicts the proposed text amendment would create and denying the proposed amendment.

   Rob Witt, applicant of the proposed amendment, stated he feels this is an example of what happens in this community when changes are proposed. He referenced several historical changes since the 1960's and stated that the ordinance in question was passed in the 1960's. He described the processes that a current collision/wreck shop operate under, stating there is nothing intrusive about the shop, which is why it is suitable to be located near a retail business. He referred to a current body shop in Cottonwood, stating this is the prevalent and preferred shop in the Verde Valley and therefore the Town of Camp Verde does not retain any of the tax generated from

residents of Camp Verde. He expressed his frustration of not being prepared with the presentation made in opposition to his request and stressed the need to stop spending tax money in the City of Cottonwood.

Jenkins stated that the detailed zoning ordinances were passed by Yavapai County in 1971, not 1960 and the current zoning ordinance was revised in June of 2011, which is a fairly current representation and idea of the Town of Camp Verde than what Rob Witt indicated. Jenkins specified that Witt was e-mailed the staff report presented in a timely manner and explained that staff is continually blamed for using their personal opinions but this is not the case. Jenkins pointed out that it is the job of staff, under the direction of the Council to interpret and follow the law, leaving no availability to deviate in any way.

Public Input:

Don Swenson, resident of Camp Verde indicated he just had 2007 Jeep Cherokee fixed at ABC Auto Body in Cottonwood. He indicated the business is attractive, clean and quick; stating he believed Camp Verde needs the opportunity to have a comparable business for its residents.

Commissioner Michael Hough inquired to Rob Witt as to why a change in zoning was not requested, rather than the proposed text amendment. Witt stated that the chosen text amendment was created with the intentions of protecting the Town of Camp Verde by not allowing such a business from turning into a salvage yard and indicated he doesn't feel the current zoned C2 and C3 businesses should be mixed.
Hough stated he felt automotive repair should be allowed in C3 zoning as the process is actually more intrusive than it used to be.

Don Swenson stated that he did agree with Hough and in his experience, salvage yards are intrusive operations.

Commissioner Jim Hisrich indicated that paint booths, a process of collision repair shops are not always utilized indoors as they are being referenced to be.

Commissioner Howard Parrish inquired as to where the specific location of this proposed business would be located and Chairperson Davis clarified that if the text was amended as proposed, they would be allowed in any C2 zoning and therefore, a specific location was not the concern at this time. Davis expressed his concern that the text amendment is too broad and feels that there could be a better solution than the proposal.

Commissioner Dave Freeman referred to ABC Auto Body shop in Cottonwood and indicated that the business is in fact not located on a main street and is located in a properly zoned area. The success of this business due to reputation, good public relations and advertising, therefore, they are easily located. He feels that Camp Verde is capable of having a competing body repair shop that is comparable and or better than what Cottonwood has to offer, without allowing such a business in C2 zoning. He stated the answer is to have the best shop, in the correct zoning.

Rob Witt indicated that it is his understanding there was approximately 2.5 million dollars worth of automotive repairs needed for residents of Camp Verde last year which is equivalent to $43,000 in taxes generated for Camp Verde. Witt stated that if a shop has an ideal location, they will pay more for the location to capture business faster than money spent on advertising. He encouraged the Commission to recognize the economic decision that should be made and stated that Scott Simonton in fact helped him write the proposed revision.

Chairperson Davis commended the detail put into the proposed text amendment.

Commissioner Parrish expressed that regardless of the type of business or specific location, people will travel to it if the reputation is good.

Commissioner Dave Freeman conferred with Parrish and stated that residents travel to Cottonwood because it is a reputable shop. Freeman also commended Witt on his text amendment but felt it was limiting potential businesses, specifically referring to the regulation of water-born products. He stated he didn't feel that in the long run it would be a good idea, but did agree that there is a need for this type of business in the community; therefore, regardless of location, it should be successful.

Commissioner Michael Hough stated he currently has C2 property for sale, and such an amendment could be beneficial to him personally, but regardless, he still does not feel it is in the best interest of Camp Verde.

7. **Public Hearing, Discussion and Possible recommendation to Council on a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance, Part 1, Section 103 (Definition of Terms) "Vehicle Collision Center". This Amendment will add a definition.**

On a motion by Commissioner Hough, seconded by Commissioner Freeman, Commission voted unanimously to recommend the definition of a vehicle collision center be considered the same as the current zoning definition of a body fender shop in the current ordinance.

STAFF PRESENTATION:
Community Development Director Mike Jenkins explained that if Council denies the proposed text amendment, the definition will be a moot point.

Commissioner Hough stated that he feels the definition of the collision repair shop be the same as body fender shop.

8. **Presentation, Discussion and Possible consensus by the Commission for the "Principles to Creating Character Areas" for the General Plan Land Use Element.** Staff: Michael Jenkins

Chairperson Davis explained that the sub-committee involved has requested specific criteria is established for their reference when considering individual character and will be posting the criteria.

STAFF PRESENTATION:
Community Development Director Michael Jenkins explained that the history of the matter and that the sub committee needed principal character area's, and at that time it was not clear. Currently, they are looking for direction and the criteria are proposed, including a map of the character areas. There doesn't appear to be any conflict with the proposed principles.

Chairperson Davis states he feels there is a need for a change in the wording as follows.
(Changes recommended are notated by *)
Attracting Economic Development and sustaining an existing economic base & encouraging economic diversity.
*Delete "And" replacing it with a comma after "economic development"
Preserve Historic Character.
*No Change
Preserve, promote & preserve Heritage and Agriculture.
*Remove the word preserve before the word Heritage. Should read "Preserve & promote Heritage and Agriculture.
Consider the Verde River Corridor as a Recreational Character Area.
*Consider the Verde River Corridor.
Consider buffer protection between mixed uses.
* Eliminate this sentence.

Commissioner Blue requested definition of buffer, other than that already exists in the ordinance. -
Chairperson Davis indicated that the meaning is for clarity of distance between separate zoning.
Commissioner Blue indicated there is already a definition in place and does not want confusion.
Chairperson Davis inquired to staff for clarification, Jenkins stated there are several buffer definitions, a distance buffer specific to RV Parks, fence buffers separating businesses. The subcommittee is looking for direction on preference regarding detail.
Chairperson Blue recommended striking the buffer protection principle, the Commission agreed upon this by consensus.

Call to the Public for Items not on the Agenda

No Public Input

9. **Commission Informational Reports**:
Chairperson Davis indicated that the subcommittee has been very interesting to attend and have been very useful. There will be specific signs displayed for the next meeting 3 to 4 days prior to the meeting in neighborhoods to help promote resident participation.

10. Staff:

Assistant Planner Jenna Owens indicated there is a Work Session on Thursday, February 13, 2014 at 6:00 p.m.

11. Adjournment:

On a Motion by Commissioner Parrish, seconded by Freeman, the meeting was adjourned at 7:40 p.m.

BJ Davis, 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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28 of February, 2014.

Marie Moore, Recording Secretary