

**AGENDA**  
**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**

*Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.*

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
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**
5. **Call to the Public for Items not on the Agenda**  
*(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)*
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."**

**Staff Presentation**

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 Commission 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

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.**

**Staff Presentation**

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 Commission 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

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

**Call to the Public for Items not on the Agenda**

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

9. **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.
10. **Staff**
11. **Adjournment**

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

*Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.*

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

## DRAFT MINUTES

**AGENDA WORK SESSION – GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, JANUARY 23, 2014 at 6:00 P.M.**

**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, **a majority of Council members may be present at these meetings.** It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc. please contact Community Development Director Mike Jenkins at 928-554-0051 or visit our website at [www.campverde.az.gov](http://www.campverde.az.gov).

1. **Call to Order**

**Chair Davis** called the meeting to order at 6:00 P.M.

2. **Roll Call**

Chair Davis, Vice Chair Norton, Commissioner Blue, Commissioner Parrish, Commissioner Freeman and Commissioner Hisrich were present. Commissioner Hough was absent.

**Also Present**

Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Permit Technician Kendall Welch

3. **Pledge of Allegiance**

The Pledge was led by Vice Chair Norton.

4. **Approval of Minutes:**

**January 09, 2014 – Work Session**

**Chair Davis** did one change request on the minutes on item 5 regarding the nominations of Chair and Vice Chair; the draft minutes reflected “Davis chose heads, Norton tails. Coin toss revealed heads, confirming the nomination of Commissioner Davis as Chair.” The actual event should reflect Norton chose heads; Davis chose tails, the coin toss revealed heads confirming the nomination of Commissioner Davis as Chair.

On a motion by **Commissioner Freeman**, seconded by **Vice Chair Norton**, the Commission voted unanimously to approve the minutes of January 09, 2014 with the correction.

5. **Protocol on agenda items & Work Session processes.**

Chairman Davis

**Chair Davis** wanted to let the Commission and Staff know that he was very much in favor of running the worksessions in the same manner as the previous Chair Norton. He encouraged the same relaxed atmosphere and calling staff and citizen’s by first name. He also wanted everyone to be aware that agenda items can be added through any of the Commissioners or the Town’s Staff.

6. **Review of the intent of the General Plan Update.**

Chairman Davis

**Chair Davis** wanted to take a moment to remind the Commissioners and public the task before them regarding the update of the General Plan. With this update the Town has

decided through direction of Council to develop "Character Areas" which will work with the Land Use designations. During this time John Hill a citizen of the Town asked if the "Character Area" could possibly replace the Land Use map and he was also suggesting that it may be a good direction to minimize confusion. To this question **Chair Davis** responded that at this point it would be premature to determine if that would be the outcome of the "Character Areas." **Vice Chair Norton** said he thinks the Land Use map is the beginning of each of the discussions for the individual "Character Areas" and from that point the other elements will come into play. The Commission wasn't comfortable with the elimination of the Land Use Map without the Community's input as the Commission works through each "Character Area." **Chair Davis** also reminded everyone that the Land Use is only one element of the ten to be updated. **Vice Chair Norton** added that as this work continues and the Commission starts the discussions on the other elements they may affect previous work on the Character Area. When all the elements are complete then there will be a final review of the entire General Plan update to make sure everything flows correctly. This is a totally new way of doing things so it's best to leave things open at this time.

7. **Commission consensus for the approval of the Pecan Lane Character Area from the last Work Session on 1-09-2014.** Chairman Davis **Community Development Director Michael Jenkins** presented to the Commission a newer draft table of the Pecan Lane Character Area. This draft reflected changes discussed in the January 9<sup>th</sup> meeting. **Jenkins** told the Commission that for quicker identification the changes are in red with an addition of some blue text in the Preferred Density column to better clarify the commercial area, which can help guide staff at a later time. With the blue text there would be better clarification of the area for the commercial development which is only on the west side of Montezuma Castle Highway. **Jenkins** added even though "Character Areas" seem to be a broad brush there is still a need for specifics for a clearer understanding by citizens, staff and developers, giving everyone a better idea of what and where it is desired.

On a motion by **Commissioner Blue**, seconded by **Commissioner Freeman**, the Commission voted unanimously to add the blue text to the description in the Preferred Density column of the Pecan Lane Character Area.

Discussion on Other Changes of the Pecan Lane Character Area Table

1. Physical Description Column
  - a. No Discussion one change accepted from previous meeting which was the addition of "The Pecan Lane" in the first line.
2. Neighborhoods Column
  - a. As discussed in the previous meeting the addition of the Pecan Lane and Beaver Creek being identified as their own neighborhoods.
3. Major Roads Column
  - a. Add the identification that the Montezuma Castle Highway also turns into Pecan Lane and the addition of Camp Lincoln and Apache Trail as major roads.
4. Point of Interest Column
  - a. All changes made on the newer draft were accepted but after further discussion the Commission, Citizens and Staff added more descriptive text.
    - i. The table states that the Pecan Lane is in the National Register of Historic Places, this should be changed to reflect the Pecan Lane is **on** the National **Register** of Historic Places.
    - ii. Scenic view shed should be more descriptive of the area as

suggested “Scenic view shed on the east side.”

5. Preferred Density and Non-Residential Districts Column

- a. There was some Commission and public discussion on the clarification of identifying the Forest Service Land in this column. **Vice Chair Norton** thought that identifying these lands would provide a good reference for the Forest Service when they rewrite their General Plan, which they are in the process of doing. **Commissioner Freeman** believed if the column was going to include the language to include the Forest Service Land then there should be the consistency throughout all of the Character Areas. At this time the Commission, staff and citizens wanted to make sure to identify the Forest Service Lands without actually using their title, these lands could sell and become public in the future.

On a motion by **Vice Chair Norton**, seconded by **Commissioner Freeman**, the Commission voted unanimously to add the text to define the description for Open Space as “Open Space strongly encouraged including the undeveloped land on the east side of Montezuma Castle Highway that provides a scenic view shed” in the Preferred Density column of the Pecan Lane Character Area.

On a motion by **Vice Chair Norton**, seconded by **Commissioner Freeman**, the Commission voted unanimously to accept all changes discussed in this evenings meeting to the Pecan Lane Character Area.

Before closing this item **Commissioner Freeman** asked staff if they could be more consistent with the table’s formatting throughout all of the Character Areas. It would be easier to read if each had similar types of area, borders, waterways and sense of the area in the same order in the descriptions. **Commissioner Freeman** also suggested that maybe a landscaped page layout would be more suitable for the table.

8. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.**

The public is encouraged to give input. Staff: Michael Jenkins

**Jenkins** started this discussion by updating the Commission on the sub-committee’s meeting that occurred the prior week. The subcommittee did add some changes to the first column of the table for the Middle Verde Character Area and these changes are also demonstrated in red, which is part of the packet the Commission had received.

Commission and subcommittee discussion regarding the Middle Verde Character Area

1. Physical Description Column of the Table.

- a. Changes made by subcommittee; had one strike out because the land referred to wasn’t located in the Character Area.
- b. Commissioner Hisrish suggested an addition of the larger residential area west of the river.
- c. Jane Whitmire told the Commission that the subcommittee had a very lengthy discussion on Open Space and what it really means. Because of this discussion the subcommittee was only able to complete the Physical Description of the table on this Character Area. Commissioner Freeman suggested that there could be possibly another word to describe the open space found within this Character Area to help resolve some of the confusion.

The Commission decided that this Character Area isn’t ready for the Commission and more time should be invested by the subcommittee before bringing it back to the next

work session. **Chair Davis** said he would like to meet with Staff to truly understand open space vs Open Space.

- d. Due to the open space confusion there was a consensus from the Commission and subcommittee to change some language in the table. Using the wording of “consist of” rolling hills and cliffs instead of “open space with rolling hills and cliffs” would be just as effective to explain the sense of the area.

There was a consensus from the Commission to accept all the changes made within the Physical Description of the table for the Middle Verde Character Area.

**Chair Davis** asked the subcommittee members if they would like to revisit the Middle Verde Character Area and return with more discussion and suggested changes in the next meeting. The subcommittee was very much in favor of this suggestion; they also added some other items they wanted to discuss in the subcommittee regarding the Middle Verde Character Area. Such as:

1. Identifying possible residential service areas.
2. Focus more on a future vision for the area.
3. Commercial areas with access to the river.
4. Infrastructure needs in the future.
5. Flooding.

The subcommittee also added that they would like to have time to drive through this area to have a better discussion on the vision for Middle Verde.

**Vice Chair Norton** made a motion to table Item 8 until the next meeting in February, seconded by **Commissioner Blue**, the Commission voted unanimously to table item 8.

9. **Adjournment**

On a motion by **Commissioner Hough**, seconded by **Commissioner Blue**, the Commission voted unanimously to adjourn the work session at 7:55 P.M.

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B.J. Davis, Chairman

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Jenna Owens – Asst. Planner for Rita Severson, Recording Secretary

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Michael F. Jenkins – Community Development Director



**Exhibit A - Agenda Item Submission Form – Section I**

**Meeting Date: 02-06-2014 Planning & Zoning Commission**

- Consent Agenda     
 Decision Agenda     
 Executive Session Requested  
 Presentation Only     
 Action/Presentation

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Michael Jenkins, Community Development Director

**Agenda Title (be exact):** *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.”*

**List Attached Documents:**

- Part 2, Section 203 (Use Districts), G, tt (Item tt is included in red as provided by the applicant)

**Estimated Presentation Time:** 20 minutes

**Estimated Discussion Time:** 30 minutes

**Reviews Completed by:**

- Department Head: Michael Jenkins     
 Town Attorney Comments:

**Background Information:**

Attached Below, is Section 203, item G, (C2 District) as recited from the current Planning & Zoning Ordinance with the proposed Text Amendment added under “Permitted Uses and Structures” as item “tt”. The applicant requested Text Amendment, if approved, would allow for Vehicle Collision Centers in the C2 zoning district if all the following Applicant recommended conditions are met:

- All work shall be performed inside an enclosed building.
- Work being performed shall not be visible from an adjacent street.
- Stored vehicles shall not be visible from an adjacent street.
- No bay door shall face an adjacent street.
- No painting shall be permitted unless a down draft pressurized booth supporting water based paints is installed with screw drive compressors for verifiable clean air.

Vehicle Collision Centers are currently not defined in the Planning and Zoning Ordinance and will be addressed as a separate Text Amendment to include a proposed definition as submitted by the applicant.

**Attached Document is copied from the Planning & Zoning Ordinance with the applicants proposed addition for Vehicle Collision Centers under Permitted Uses and Structures:**

**Part 2, Section 203 – Use Districts**

**G. C2 DISTRICT (Commercial: General sales and services)**

1. Purpose:

*The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.*

*Permitted Uses and Structures:*

- a. *Agriculture and cultivation.*
- b. *Antique Sales.*
- c. *Automobile & machinery sales. (See Section 309 for outside display requirements.)Automobile repair (light).Automotive service stations.*
- d. *Baking and confection cooking for on-site sale only.*
- e. *Bars, tap rooms and nightclubs.*
- f. *Bed and Breakfast, with on-site parking as required in Section 403E.*
- g. *Bowling alleys and poolrooms.*
- h. *Business offices, banks and similar; including drive-through.*
- i. *Commercial art galleries.*
- j. *Commercial bath and massage.*
- k. *Commercial parking facilities.*
- l. *Community parks, playgrounds or centers.*
- m. *Custom service and craft shops.*
- n. *Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).*
- o. *Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c*
- p. *Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).*
- q. *Flood control facilities.*
- r. *Frozen food lockers.*

- s. *Golf courses with accessory uses such as pro shops, shelters, and rest rooms.*
- t. *Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.*
  - 1) *The number of units allowed on a lot shall not exceed the District's minimum lot area density.*
  - 2) *Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.*
- u. *Historical Landmarks.*
- v. *Home occupations (See Section 303).*
- w. *Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.*
- x. *Hotels and motels with five or more guest rooms.*
- y. *Keeping of farm animals, limited (See Section 305).*
- z. *Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).*
- aa. *Medical Marijuana Dispensaries (see Part 3 Section 304)*
- bb. *Miniature golf establishment.*
- cc. *Mortuary*
- dd. *Multiple dwelling units and apartment hotels in conformity with the minimum lot area requirements per dwelling unit for the District.*
  - 1) *No on-site incineration shall be permitted.*
- ee. *Nursery schools; day care centers (child or adult).*
- ff. *Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.*
- gg. *Open land carnival and recreation facilities (religious & educational institutions).*
- b. *Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)*
- hh. *Personal services.*
- ii. *Pet shops within enclosed buildings for the display and sale of household pets and other small animals provided that:*
- jj. *Private clubs and lodges operated solely for the benefit of bona fide members.*
- kk. *Religious institutions (in permanent buildings).*
- ll. *Restaurants and cafes, including drive-through.*
- mm. *Retail sales.*
- nn. *Sales (retail and wholesale) and rentals.*
- oo. *Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.*
  - 1) *Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.*
  - 2) *The number of units allowed on a lot shall not exceed the District's minimum lot area density.*
- pp. *Theaters, auditoriums, banquet and dance halls.*

- qq. *Veterinary services.*
- rr. *Water distillation and bottling for retail sales only.*
- ss. *Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:*
  - 1. *All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.*
  - 2. *A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.*
  - 3. *A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.*
- tt. *Vehicle Collision Centers shall be permitted provided they meet all of the following conditions: (a) all work shall be performed inside an enclosed building and (b) work being performed shall not be visible from an adjacent street and (c) stored vehicles shall not be visible from an adjacent street, (d) no bay door shall face an adjacent street and (e) no painting shall be permitted unless a down draft pressurized booth supporting water based paints is installed with screw drive compressors for verifiable clean air.*

2. *Uses and Structures Subject to Use Permit:*

- a. *Government facilities and facilities required for the provision of utilities and public services.*
- b. *Outdoor recreation or assembly facilities.*
- c. *Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.*
- d. *Transmitter stations and towers for automatic transmitting.*
- e. *Revival tents and similar temporary operations. (See Section 601.D)*
- f. *Temporary Use Permits, subject to administrative approval (See Section 601.C):*
  - 1) *Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.*
  - 2) *Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.*

***Issues and possible conflicts:***

Under Part 3, Section 302.A.1 of the Planning & Zoning Ordinance, it states the following:

“1. **Materials / Equipment**, items below shall be screened in accordance with Section 302.A.5 and shall be in side or rear yard:”

Further, under items c & d. of Section 302.A.1, it states the following:

- c. In C-1, C-2, C-3, M-1 and M-2 zones, “personal use” shall be construed to include those uses incidental to the permitted commercial or industrial uses of the property.
- d. “The outside storage of objects and materials shall be a permitted accessory use in Commercial & Industrial zones.”

**Possible Conflict:** The issue is a possible conflict between the applicant's proposed conditions and the Planning & Zoning Ordinance current zoning entitlements and conditions. This issue would be the applicant's listed condition "b" of not allowing the work being performed not being visible from an adjacent street. The current Planning & Zoning Ordinance does not prohibit work being performed from being visible from an adjacent street. **In order that all those uses in Commercial and Industrial zones be held to the same requirements, without discrimination, the applicant's suggested condition "b" should be removed if this text amendment should be approved.**

**Possible Conflict:** Under Part 3, Section 302.A.2, of the Planning & Zoning Ordinance, it states that Vehicles which are stored on property other than residential property are considered as general outside storage and shall be subject to screening standards in Section 302.A.5. The applicant's listed condition "c" that states "all stored vehicles shall not be visible from an adjacent street" is already addressed in the current Planning & Zoning Ordinance, as referenced above. **This condition "c" should be removed if this text amendment should be approved.**

**Possible Conflict:** The issue is a possible conflict between the applicant's proposed conditions and the Planning & Zoning Ordinance current zoning entitlements and conditions. This issue would be the applicant's listed condition "d" of not allowing a bay door to face any adjacent street. The current Planning & Zoning Ordinance does not prohibit a bay door, in any commercial zone, to face an adjacent street. **In order that all those uses in Commercial and Industrial zones be held to the same requirements, without discrimination, the applicant's suggested condition "d" should be removed if this text amendment should be approved.**

**Conclusion to Possible Conflicts:** As discussed above, the current Planning & Zoning Ordinance either already addresses the applicant's proposed conditions or the conditions proposed may prevent all within the C2 zoning district from enjoying the same entitlements for conditions b & d. Should the Commission and Council decide to remove the applicant's suggested conditions b, c, & d then, this leaves only the applicant's proposed conditions a & e. There are uses within the C3 zoning district that require operation within an enclosed building due to the more obtrusive commercial uses. There are no uses in the C2 zoning district that require operation from within an enclosed building since the allowed commercial uses are less obtrusive. This was created this way in the Planning & Zoning Ordinance by design.

**The Intent of the Planning & Zoning Ordinances to limit impacts between non-compatible uses:**

The C2 zoning district is titled **(Commercial: General Sales and Services)** in the Planning & Zoning Ordinance. The Permitted Uses and Structures for this district are minimally obtrusive commercial uses which are listed above in the attached Part 2, Section 203 from the Planning and Zoning Ordinance. As can be seen, one of the permitted uses as listed is a Dwelling unit for one family on any one lot.

If you look at the C3 zoning district requirements, the Permitted Uses and Structures list does not include for a single family residence. This is because the C3 district allows for more intrusive types of commercial uses such as Body and Fender Shops including a paint booth within closed building are located.

In looking at the zoning map for the Town of Camp Verde, attached, it can be seen that the majority of the C2 zoning districts are those along the central corridors along Main Street and Finnie Flat Road. These areas are where grocery stores, restaurants, pharmacies and hospitals are located with residential districts typically abutting and single family residences allowed within the C2 district.

If this proposed Text Amendment is adopted, it must be visualized that a Vehicle Collision Center could be located next to a pharmacy, hospital or residential use. This would most likely increase the probability of conflicts between these non-compatible uses and increase Code Enforcement and Court Case issues for the Town.

***Recommended Action (Motion):*** A motion to recommend approval / denial to the Town Council for a text amendment to the Planning and Zoning Ordinance to include an additional Permitted Use of a Vehicle Collision Center to the C2 zoning district by adding item "tt" to the Permitted Uses and Structures list under Part Two, Section 203, Item G of the Planning and Zoning Ordinance.





Town of Camp Verde

**Exhibit A - Agenda Item Submission Form – Section I**

**Meeting Date: 02-06-2014 Planning & Zoning Commission**

- Consent Agenda       Decision Agenda       Executive Session Requested
- Presentation Only       Action/Presentation

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Michael Jenkins, Community Development Director

**Agenda Title (be exact):** *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.*

**List Attached Documents:**

- Part 1, Section 103 (Definition of Terms)

**Estimated Presentation Time:** 20 minutes

**Estimated Discussion Time:** 30 minutes

**Reviews Completed by:**

- Department Head:** Michael Jenkins       **Town Attorney Comments:**

**Background Information:**

**SECTION 103 - DEFINITION OF TERMS**

- PUBLIC:** A use (or building) located on public land to serve public benefits (but not necessarily available for unrestricted public access).
- RESIDENTIAL:** Shall be deemed to include single, duplex and multiple dwelling units, guest rooms, mobile/manufactured home parks, rooming and boarding houses, fraternity and sorority houses, convents, home for the aged and similar living accommodations.
- SALES SERVICES:** A use intended for the sale of services (such as insurance or real estate) provided by professionals (not to include retail sales).

**-TEMPORARY:** A use established for a fixed period of time with the intent to discontinue such use upon expiration of the time period.

**VARIANCE:** A deviation from the literal requirements of a zoning district; requests for variances shall be in accord with Arizona Revised Statutes §9-462.06.G-2 as may be amended, and with Part Six, Section 602 of this Zoning Ordinance.

**VEHICLE:** The result of arranging materials and parts together for conveyance over roads (whether or not self-propelled). Such is not deemed a structure in qualifying for a building permit, but as being accessory to the principal use on a lot (except in connection with vehicular rental sales agencies and mobile/manufactured home parks).

**VEHICLE COLLISION CENTER:** A retail outlet approved to complete collision repairs for insurance companies that does not have a salvage component attached to it and does not store any broken or disabled vehicles in view from adjacent streets.

**VEHICLE, MOTOR:** A self-propelled device used for transportation of people or goods over land surfaces and licensed as a motor vehicle.

**VETERINARY SERVICES:** Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners.

**YARD:** An open space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this Zoning Ordinance, on the lot on which a building is situated.

**-FRONT:** A yard abutting the front lot line as defined herein.

**-JUNK, SALVAGE:** Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or three or more unregistered, inoperable motor vehicles or other type of junk.

**-REAR:** A yard abutting the rear lot line or rear alley.

**-REQUIRED:** The open space between a lot line and the buildable area within which no structure shall be located except as provided in this Zoning Ordinance; also see "SETBACK".

**Background:** The applicant provided definition should be revised to remove "and does not store any broken or disabled vehicles in view from adjacent streets".

**Recommended Action (Motion):** A motion to recommend approval / denial to the Town Council for a text amendment to the Planning and Zoning Ordinance to include an additional definition of a "Vehicle Collision Center" under Part 1, Section 103 "Definition of Terms".

# **Principles to Creating** **Character Areas**

- **Attracting Economic Development and sustaining an existing economic base & encouraging economic diversity.**
- **Preserve Historic Character.**
- **Preserve, promote & preserve Heritage and Agriculture.**
- **Consider the Verde River Corridor as a Recreational Character Area.**
- **Consider buffer protection between mixed uses.**