

MINUTES DRAFT
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE #106
THURSDAY SEPTEMBER 6, 2012
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 Butner, Vice Chairperson Blue, Commissioners Hisrich, Parrish, Norton, Freeman and Hough were present.

Also Present: Community Development Director Mike Jenkins, Building Official Robert Foreman, and Recording Secretary Margaret Harper.

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:

07-12-2012 Special Session

b. Set Next Meeting, Date and Time:

As Needed

On a motion by Hisrich, seconded by Freeman, 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 for Text Amendments to the Town of Camp Verde Planning & Zoning Ordinance under Part Three, Section 306, Item B (Mobile/Manufactured Home and Recreational Vehicle Park Standards), Item B.1.b.1 & B.1.b.4, B.2.b & B.2.c to (1) change the agency responsible for issuing a Mobile Home Rehabilitation permit from the Town of Camp Verde to the Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing, (2) remove the allowance to transfer or install within Town limits, a Mobile Home, previously outside the Town limits, and (3) remove the allowance to transfer or install within the Town limits, a Manufactured Home with a manufacture date greater than 20 years, from the date of application submittal. (This item was continued from the P&Z Commission Hearing of 07-12-2012)

On a motion by Hough, seconded by Blue, the Commission unanimously voted to

continue this item to a later date for further discussion.

Community Development Director Jenkins advised the Commission that, as requested, staff has researched what other communities have done in regard to limiting the age of a manufactured home within their communities. Jenkins referred to Page 2 of the Staff Report that includes a table listing different counties and municipalities and the corresponding age prohibitions pursuant to that research.

Commissioner Hough opened the discussion expressing his concern over the possibility of mobile home parks, looking at homes 20 years or older, being able to deliberately raise their rates to the extent that the tenants find they are forced to abandon the units because of the new higher rates and the prohibitive cost of moving the units; that could result in the RV parks becoming slumlords, since they would then be the owners of the older, abandoned trailers, and could rent them as residences. The ensuing discussion included comments about mobile homes already being parked on properties, with the intent to install them later, and concern about whether adopting an age prohibition would result in a taking of some rights. Also questioned was the possible adverse effect of the 20-year limit on long-term financing. Jenkins confirmed that travel trailers or RV's do not fall under the requirements being considered; only mobile homes and manufactured homes. There was further discussion on the issue of raising park rents and in essence holding the owner hostage since he cannot move the unit under the new requirement. There was a suggestion that the focus perhaps should be on the condition of the unit, instead of the age. Also, it was suggested that the problem could be resolved by permitting an owner-occupied unit to be moved to another location.

Butner suggested adding the following language: "This section is not applicable to the mobile home that is occupied by the owner, and will remain occupied by the owner after it has been moved, for at least one year." After further discussion, it was agreed to continue consideration of this item to a later date; Jenkins confirmed that no time limit has been imposed on arriving at the subject text amendments for presentation to the Council.

7. Call to the Public for Items not on the Agenda

There was no public input.

8. Commission Informational Reports

Hough commented on the construction of the new Fire Department buildings. *(Foreman offered input on the details of the project.)*

Norton advised the members that the event regarding Buck Buchanan has been moved to John McReynolds' place; 6:00 to 8:00 p.m. this evening.

Butner said he had observed a situation in his neighborhood that he reported to Planning & Zoning; it was discovered that an ambiguity has been created in the Zoning Code because of the impact of other existing Codes. That issue will be addressed at a later time. *(Jenkins confirmed that it is normal for such ambiguities to arise; the Zoning Code is a living, growing document.)*

9. Staff

There was no staff report.

10. Adjournment

On a motion by Hough, seconded by Parrish, the meeting was adjourned at 6:57 p.m.

Joe Butner, 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 6th day of September 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2012.

Margaret Harper, Recording Secretary