

NOTES

**Development Guidance System Project
Camp Verde Marshal's Office
Public Meeting
Tuesday, March 23, 2010
6:00 p.m.**

- 1. Meeting time: 6:00 p.m. – Camp Verde Marshal's Office, 646 S. 1st Street, Camp Verde, AZ**
- 2. Attendance: Consultants Dava Hoffman and Rick Counts, Interim Community Development Director Mike Jenkins, Special Projects Administrator Matt Morris, Special Projects Coordinator Valerie House, Planner Assistant Jenna Owens, Permit Technician Becky Oium, Mayor Bob Burnside, Vice Mayor Bob Kovakovich, Councilor Jackie Baker, Councilor Carol German, Former Mayor Tony Gioia, ZORC members Greg Blue, Alan Buchanan, Jim Binick, Vincent Polo, Joe Butner, Shirley Brinkman, Stan Bullard, Al Roddan, and members of the public.**
- 3. Discussion:**

Dava Hoffman began discussion by explaining that the meeting was just a continuation of previous neighborhood meetings in order to continue addressing issues with the current codes. She added that their intent was to show how codes and ordinances can coordinate with the General Plan goals plus, collect community input on problems with the codes. Dava briefly discussed Yavapai County's codes adopted some 40 years ago, and that when the Town adopted their codes, there were many problems that needed addressed. Dava and Rick commented that it was their intent to eliminate density districts in the code that don't exist in Camp Verde; clean up and retain the useful districts.

Rick Counts passed out a handout that contained items for discussion such as the Town's current density chart, a discussion outline that touched on Use Permits, location of RV parks in Camp Verde, Ag districts, larger residential lots and animals allowances, home businesses, mixed use developments, higher density housing with office/commercial use, parking and open space, outdoor storage, parking, screening of RV or commercial vehicles, commercial truck parking on residential streets, and various allowed signage.

Public Comment regarding RV Parks:

Al Roddan (ZORC): No need for high density such as 10-12 acres; eliminate RV parks in downtown areas; RV parks are a commercial venture that should not impose on people that feel they live in a residential neighborhood; should be special consideration for each application.

Greg Blue (ZORC): The Ordinances define space sizes; should get away from Use Permits because someone develops and the sells or leaves, and expirations fall through the cracks. The criteria are there; it can go in any type of zoning. There is grouping of RV and Mobile Home parks and they should be separated since they are not the same. Pointed out that the Codes don't allow for a person to buy property and store their RV's or park model trailers there; other places allow it and the Town should as well.

Jenna Owens (staff): Currently lives in RV park; a lot of families that visit in the winter spend money in town that is valuable to the Town's economy. Park is very quiet; not sure if they should be allowed in C1 or C2 or limited to Commercial property. In order to keep the visitors, need to work with the community.

Joe Butner (ZORC): One of the problems with Use Permits are that people are reluctant to spend that kind of money for a temporary situation that can be revoked; if owner does not keep up the required criteria, the Town could tell them their permit is revoked and then it becomes an enforcement issue for the Town.

Public Comment regarding farm animals:

Al Roddan (ZORC): If the current point system is working, then it is a good base; if it doesn't then make a few adjustments.

Irene Peoble (public): Cannot tell if the system is working because complaints are made, but not sure there is enforcement.

Carol German (Town Council): Yes, there is a lot of lack of enforcement, the Town is understaffed.

Public Comment regarding Home Occupations:

Shorti Graham (public): Depends on the type of allowed use that should be considered (i.e., mechanics or occupations that allow for wood storage).

Carol German (Town Council): Do home businesses require a Use Permit?

Greg Blue (ZORC): There are a lot of people who just park their commercial vehicle at home but do not work there.

Public Comment regarding Mixed Use developments:

Shorti Graham (public): Should prohibit outside storage, particularly inoperable vehicles (discussed some problems with enforcement of this issue as it is hard for staff to interpret the codes).

Mayor Burnside: Should be very careful when considering the issue of commercial truck parking on public and residential streets; a lot of people in Town are workers, hunters, etc. who own a lot of trucks; could get into trouble trying to address commercial trucks. As far as Mixed Use, we should address the allowance of commercial buildings with the second floor being a home.

Suzy Burnside (public): Signs are overwhelming; lights are left on after dark and we should be honoring our Dark Skies Ordinance.

Irene Peoble (public): Commercial vehicle should be defined, gave scenario that a property owner's personal truck was a commercial type of vehicle.

Reed McManus (public): Higher densities and residential do not go together.

Suzy Burnside (public): When looking at codes, definition or rural versus urban need to be very clear, as relates to Mag standards; we have no storm water drainage; need to address drainage head on.

Job Butner (ZORC): Need to limit the number of commercial trucks parked on property; 1 is ok.

Public (unknown): Question regarding grandfathered rights (guy who bought a semi and industrial equipment of years ago and stored on property way out of Town).

Mayor Burnside: Citizens for many years are now considered legal non-conforming; shouldn't it be the other way around; newcomers should be considered that, not the old existing ones?

Public Comment:

Shorti Graham (public): Codes are not definable, so they cannot be enforced; not enough staffing to enforce. If the codes were very clear and concise with no loop holes and overlapping, staff could enforce.

Jim Binick (ZORC): Design Review was struggling with overlay districts, such as application of rural-western standards in regards to industrial developments. Gateways are important; comment that there are fairly large mining areas within the Town. Solar panels have an industrial type look but are being used more often. At what point does newer technology become labeled industrial.

Tony Gioia (former Mayor): Project the vision of the future; in setting conformity for 1 area and 1 for another area, over time areas change as they grow. Eventually, Industrial can become a part of both areas. Have to strike a balance. Gateway and visible areas are important for appearance standards.

Al Roddan (ZORC): Density districts could be cut down; don't need as many as we have, especially since a lot of them share the same required setbacks.

Greg Blue (ZORC): Design process had evolution; Need to look at it deeper.

Suzy Burnside (public): Solar panels do look industrial, we need to address new green build technology as far as appearances.

Irene Peoble (public): Concerned with allowance of old, unsafe, not to code trailers being sold in town and placed on property.