

**Minutes
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JUNE 05, 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

Chairman Davis called the meeting to order at 6:30 pm.

2. Roll Call

Chairman Davis, Commissioners Norton, Freeman and Hough, Blue, and Parrish were present;

Absent: Commissioner Hisrich.

Also Present

Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Commissioner Hough led the pledge.

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:

May 01, 2014 – General Plan Work Session

b. Set Next Meeting, Date and Time:

As Needed

On a Motion by Hough, seconded by Freeman, the Consent Agenda was unanimously approved by the Commission.

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

6. Public Hearing, Discussion and Possible Recommendation (or denial) to Council, an application submitted by Rob Witt agent for owner Tierra Verde Holdings, LLC for parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.

On a Motion by Hough seconded by Blue Commission recommends approval to Council on the application submitted by Rob Witt agent for owner Tierra Verde

Holdings LLC for parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma. Commissioner Parrish opposed

Staff Presentation

Community Development Director Jenkins reviewed the requirements for a General Plan amendment and explained why this application is a Minor General Plan amendment. Mr. Jenkins reviewed comments from the neighborhood meeting and comments from the agencies.

Public Hearing Open

Applicant Rob Witt presented a Power Point presentation which explained the request for a minor General Plan amendment and gave statistics. The Power Point provided information on the economic status of various communities to substantiate his request

Commissioner Hough stated that he feels the statistics presented were not comparable to the Town of Camp Verde, Arizona.

Chairman Davis inquired how deep the property is regarding the proposed commercial property from Montezuma Castle Hwy. west to where the residential property begins. Jenkins confirmed it is approximately 600 feet.

Comments from Other Persons

John Bassous – owner of the property spoke of his tenure in Camp Verde as a resident and business owner. Bassous stated he has personally been able to bring in 8 businesses without the help of the Chamber of Commerce or Town during the time he has lived in Camp Verde. All but one of those businesses are still operating and create \$2 million in revenue.

Bassous spoke of 4 businesses known to him that have chosen not to build in Camp Verde due to some sort of zoning issue and the extensive time period involved before those businesses would be open to the public. Bassous encouraged the Commission to consider the consequences of not allowing further expansion and economic growth in the town.

Janet Kreienkamp questioned what the impact of water usage would be if the amendment is passed. Jenkins informed the Commission and public that the general plan refers to potable water and the requested minor General Plan amendment meets the requirements as described in the current General Plan. The problem being is, in regards to water, is the unknown of what would be going on the property.

Chairman Davis inquired about the possibility of sewer service. Jenkins stated there has not been plan to provide sewer by the Town of Camp Verde.

Ronald Kreienkamp informed the Commission that it is difficult to comment on the matter when it is not known what type of business would be constructed on the property. He did have a concern about the potential traffic increase.

John Bassous conferred that Kreienkamp had a valid concern, but indicated that Planning and Zoning has to consider traffic and there are certain laws they have

to live by such as access and deceleration lanes. We have to provide the site plan and construction is contingent on the Town requirements.

Vince Polo commended the Power Point presentation, but questioned how the applicants propose to attract tourists to come down the road, is the Casino going to put up a sign which says "go this way for commercial activity?" How are they going to attract the tourists they want to target for this development?

Amber Polo stated her concern about the increase in traffic on the residential road Arena Del Loma. Stated she has seen substantial increase in usage just in 10 years. Polo spends a lot of time driving down Arena Del Loma and there is a lot more traffic now than there was 10 years ago. Polo also stated that the General Plan was passed and the citizens feel this area should be residential feels there is an aspect of trust of the citizens.

Chairman Davis indicated that there is a long term plan for traffic in the general plan.

Applicant's Rebuttal

Rob Witt stated he believes that the community development needs to take care of the neighbors. He did agree there would be an increase in traffic, it's a consequence of development. Speaking in regards to traffic, it is the Town's responsibility in terms of engineering, to make sure that the it is mitigated by making sure the roads are wide enough. Witt also stated it's whoever is doing the development it will be their responsibility to figure those out too. No one who builds a building will have to look at the impacts and engineering. Mr. Witt stated that they are in a good place as far as engineering, but stated there is an impact. No developer wants to do all of the plans if they don't have the zoning.

Janet Walther asked if the town has a long term traffic plan and is there a way for the public to find out this information?

Jenkins stated that the Town engineer & Public Works Director had a small mobile transportation study done within the Town of Camp Verde on traffic flows and how they have increased over the years and where they expect they will be needing to do improvements to be able to handle projected traffic flows. Once an applicant make a submittal they, will have to provide hydrology grading and drainage, traffic studies, whatever would be required to provide the safety and functionality of roadways and the drainages for development in Camp Verde.

Public Hearing Closed

Parrish inquired with all the extra traffic down the road, who is going to pay for the widening of the road. People who live near the project are not going to want to look at the back of the buildings with their dumpsters and trucks running back in that area. How are we going to handle all of the traffic in the front? Who is going to pay for the road out there?

Hough stated that in all of his years he has never considered a zoning change without knowing what was going to be on the property. I'm not opposed to changing this to commercial. We are currently re-writing the General Plan which is required by law and we have already talked about this area and we have agreed that this area should be commercial property on this side of Montezuma

Castle Hwy. Question for staff is if we make a recommendation to Council, how many times can this land be divided? I'm concerned on how this parcel is going to be broken up and how it is going to be used.

Jenkins stated the minimum lot area required for commercial is 2500 square feet.

Hough if this were to be recommended to Council for commercial zoning, what is the potential of selling off a single acre of land with no access study or circulation study?

Jenkins if a developer purchases a property with a zone change and decides to sell a portion of that off whoever buys the property will not have to go through the zone change process but they will have to go through the Development Standards Review.

Hough asked how many times a residential property may be divided? My question is can they divide this property (commercial) into 25 parcels?

Jenkins in the state of Arizona subdivision is considered on residential properties. To the best of my knowledge, the state does not consider the division of commercial properties, it's only residential which is regulated. Our Ordinance says you do not split more than three times. However our Ordinance does not differentiate between residential and commercial.

Hough stated he is in favor of this being commercial property but I would like this brought back to us as a PAD with a circulation element with some idea of what type of development will be there. I'm am concerned about the circulation patterns.

Jenkins we deal with these types of problems on a daily basis. We have to work with all of these concerns. Our Ordinance is at a point where we have control, therefore we can insure good development in the Verde Valley.

Hough if you put in a PAD do you have to put in the infrastructure or can the property just be there without it?

Jenkins if someone comes in with a PAD or a PUD the customer has to provide a site plan for the Commission's recommendation and Council approval. The applicant cannot deviate from their site plan or they will have to come back with an amendment.

Hough asked if a PAD or a PUD have to be built all at one time.

Jenkins projects of this type can be done in phases, but permits have to be pulled within a two (2) year period it will void automatically.

Hough a PAD cannot have underlying hard zoning?

Jenkins a PAD allows for flexibility in development. You have to have a certain level of requirement and that requirement is the underlying zoning. Jenkins continued with a further explanation of PAD & PUD development requirements.

Hough stated that if the Commission approves the minor General Plan amendment the only way they can do this development is to do a PAD or a PUD.

Jenkins by making this property C2, they will not be on a time limit. Any use allowed in C2 will be allowed to occupy the property.

Freeman acknowledged the questions and concerns and stated that this activity is what the town is looking for. In the last few months, working with the proposed General Plan, that this is the right place and time for this project. A lot of people, myself included would like to have guarantees and we want to know the outcome before we take a change. There are no guarantees. I've been a builder for many years. The current Community Development Department is capable of controlling these kinds of issues with good set of ordinances which we have not had in the past. It's a good system which is getting better all the time. I want Camp Verde to become the best it can become. Finances in our town are not enough to do the minimal things. A step like this is important and needed. We need to move forward with caution with informed information and safeguards and this is difficult with a guarantee. This is the type of thing the Town needs to step up and have the courage to do. As a commissioner support in essence with what we have to do and where we need to go.

Norton referred to the proposed General Plan Land Use element and the process in which this character area there is a committee comprised of members from the community was discussed stating that this proposed amendment was recommended to be commercial during the process. It was recommended that this land be commercial. This area is currently zoned rural residential and that this property won't stay vacant forever, therefore, the question is how will this land be developed. It was mentioned in the proposed General Plan update that the area known as Jackson Flat be open space with no land trade. The area of land on the west side of Montezuma Castle Hwy will be developed in the future. When this land is developed, this is a small areal along Montezuma Castle Hwy. which is proposed to be developed is a small portion and a majority of the land is still residential. There will be traffic impacts regardless. This process of a minor General Plan amendment is new to me and I've always had a plan to review for what was going to be developed.

Hough stated that if this project was proposed 10 months from now, and the proposed General Plan was ratified by the voters this would not require a General Plan amendment. The new General Plan should be adopted in 2016.

Chairman Davis indicated that the commission had already looked at this Character Area during the work sessions for the proposed General Plan it the commissions feeling that this land should be commercial this is a good place for this to happen and the Town needs this. We are here to do things which will help the Town. After the discussion, I believe it should be recommended to that this area be amended to commercial and feels that C2 is appropriate. He supports the change.

Norton one of the other elements in the proposed General Plan work sessions is the transportation element which will be discussed within the next three (3) months. This will be a public meeting where this can be discussed.

Freeman there are safeguards already in place in behalf of the public's interests.

Over the past five or six years, there has been a concern that the traffic would be a problem, noise might be a problem etc. These items are already part of the Town procedures and there are hearings which have to take place where we work on the common goal. I want the safeguards and guarantees like everyone else, but we are better than we have ever been before. I feel as a citizen that our safeguards are being protected. That is what gives me the confidence to move this endeavor forward.

Norton, it's the process we go through when someone comes to us with a project all of the concerns with traffic, water and fire. It comes to us for a public hearing and it's pretty inclusive. The process is very involved and that the questions asked will be addressed.

Jenkins with the General Plan update the Commission has a consensus along with the citizen participation. Just a reminder that the General plan once it has the recommendation to Council and Council approves it still has to be ratified by the voters. The commission and sub-committee and the public have agreed at this time that the property along Montezuma Castle Hwy. should be commercial. Mike discussed PAD & PUD site plans and amendments to the site plans.

Hough, I came in tonight opposed to this application, but after discussion I have had a change of heart and I would like to make a motion of approval to Council.

7. **Public Hearing & Discussion & Possible recommendation (or denial) to Council on, an application submitted by Rob Witt agent for owner Tierra Verde Holdings LLC for parcel 404-18-181D requesting a Zoning Map Change to go from R1L District (Residential: single-family limited) and R1 (Residential: single-family) to C2 District (Commercial: General sales and services) for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.**

On a Motion by Hough seconded by Blue Commission recommends approval to Council on the application submitted by Rob Witt agent for owner Tierra Verde Holdings LLC for parcel 404-18-181D requesting a Zoning Map Change to go from R1L District (Residential: single-family limited) and R1 (Residential: single-family) to C2 District (Commercial: General sales and services) for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma. The vote was unanimous.

Staff Presentation

Jenkins stated that the C2 district allows for single family residences. As well as multi-family which is why they are compatible uses. Jenkins read from the current Planning & Zoning Ordinance.

Public Hearing Open

No public comment was presented.

8. **Public Hearing & Discussion & Possible recommendation (or denial) to Council on an application submitted by Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the south side of State Route 260, north of I 17 approximately .39 miles on**

parcel 403-22-019H.

On a Motion by Hough seconded by Freeman Commission recommends approval to Council on the application submitted by Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the south side of State Route 260, north of I 17 approximately .39 miles on parcel 403-22-019H.

Staff Presentation

Owens gave background information on the property and explained the zoning map change would be compatible with other properties which are adjacent and zoned similar. Owens read from the Planning & Zoning Ordinance regarding "spot zoning" and explained that spot zoning does not apply in this request. Owens stated that the neighbors had been informed of the proposed Zoning Map Change.

Applicant's Statement

Witt explained the reason why this parcel would better benefit the applicant vs the previous public hearing request. Mr. Witt stated he feels this would allow an increase in revenues for the Town.

Comments From other persons

Mr. Jim Bachlor, owner of Vince's Auto Body, stated that he and his wife currently have a business in Sedona for 25 years along with a RV repair business in Camp Verde stated that the building will be self-contained with all of the work being done inside the building. His intentions are to eventually employ 15 – 25 people. Everything I do is super clean. Mr. Bachlor provided a conceptual drawing of the proposed building to the Commission.

Applicants Rebuttal

There was no rebuttal by the applicant.

Public Hearing Closed

Hough stated he drove out to the property and I feel the property is appropriate for the Zoning Map Change.

There will be no Public input on the following items:

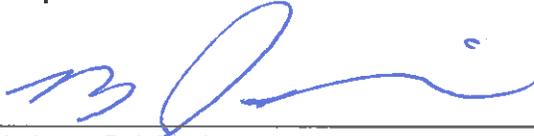
9. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

No informational reports were given.

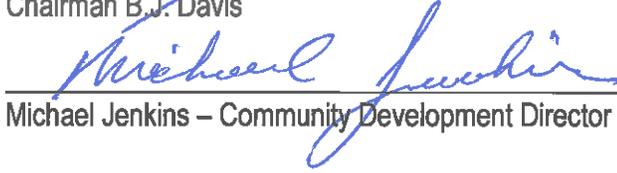
10. **Staff Comments**
No staff comments.

11. **Adjournment**
On a Motion by Hough, seconded by Freeman, the meeting was adjourned at

8:14p.m.



Chairman B.J. Davis



Michael Jenkins – Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Chairman and Planning and Zoning Commission of the Town of Camp held on June 5, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 26 day of June, 2014.



Marie Moore, Recording Secretary