



## PLANNING & ZONING COMMITTEE

Report on Yavapai County P&Z Commission Meeting of 7/23/08

Excerpts from the Agenda are used here to identify the proceedings.

**2. Roll call.** All commissioners were present

**6. Amendment to the Zoning Ordinance and to the Subdivision Regulations, HA# H7117**  
**Applicant: Planning and Zoning Commission**

**Request:** Consideration of adoption of the Open Space Preservation Subdivision, HA# H7117. This is an Amendment to the Zoning Ordinance to add Section 441 OPEN SPACE PRESERVATION SUBDIVISIONS and an Amendment to the Subdivision Regulations Section 500 DESIGN STANDARDS, GENERAL and to Section 555 SPECIAL DEVELOPMENT SUBDIVISION. Staff: Elise Link

**PREVIOUS P&Z RECOMMENDATION:** On July 9, 2008 this item was heard by the Commission. No action was taken. P&Z Agenda – Verde July 23, 2008 Page 2

Once again, no action was taken. The amendment was deferred for 120 days, for what hopefully will amount to a complete re-write. Debate on this spanned 2 hours. Chip Davis was first to speak against it, followed by 12 others from 8 different communities. Mr. Davis did not hold back in his criticism, at one point insulting one of the volunteer commissioners who angrily left the room. The committee had been working in the wrong direction, for a year, although they take their direction from the BOS. Apparently there was a disconnect. Transferring density as a matter of right was roundly condemned, as was the proposed lack of public hearing on such developments. There were no comments in favor of the Amendment. Communication of this issue was also criticized, although the commissioners defended this. My experience was, having to ask staff for an update on the work done since 5/5/08, which was handled in two days.

### **NEW BUSINESS**

**7. Use Permit; APN: 405-31-001; HA# H8075**

**Applicant: Southwestern Academy**

**Agent: Robert E. Bufton**

**Request:** Consideration of a Use Permit to allow horse boarding for up to 30 horses on an approximately 15 acre portion of a 120 acre parcel in an RCU-2A (Residential; Rural; 2 acre minimum) zoning district. Located approximately 3000 feet from the intersection of Beaver Creek Ranger Station Road and Forest Service Road 618, approximately one mile east of the I-17/Hwy.179 intersection. S22 T15N R6E G&SRB&M Staff: Tammy DeWitt

Oddly, debate lasted  $\frac{1}{2}$  hour on this no brainer. Every detail of number of horses, area of land devoted to them, history, and intension was probed. Finally, the Use permit was changed to SWA without future owners, and passed unanimously.

**8. Zoning Ordinance Amendment; HA# H8062**

**Applicant: Planning and Zoning Commission**

**Request:** Consideration of an Amendment to the Yavapai County Planning and Zoning Ordinance in order to allow RV's and travel trailers as a secondary medical dwelling, the following Sections of the Ordinance will need to be amended: SECTION 301 DEFINITIONS, SECONDARY MEDICAL DWELLING, SECTION 525 DWELLING-SECONDARY MEDICAL, and SECTION 564 OUTSIDE STORAGE. Staff: Tammy DeWitt

*This ZOA was "not scheduled for action".*

*The Commissioners found many faults and loopholes in the way this was written. The Amendment was deferred for 2 weeks at the Prescott meeting, presumably for a re-write.*

**9. Zoning Ordinance Amendment; HA# H8063**

**Applicant: Planning and Zoning Commission**

**Request:** Consideration of an Amendment to the Yavapai County Planning and Zoning Ordinance in order to allow Guest Homes to have their own utilities, the following Section of the Ordinance will need to be amended: SECTION 537 GUEST HOMES-DETACHED. Staff: Tammy DeWitt

*This ZOA was "not scheduled for action", meaning the Commission had no intention of voting on it, though I can't find that anywhere. Comments in opposition were 3, including staff. The gist of the comments was that this amendment encourages abuse, though individual variances for geological reasons would solve most of the problems this aims to address. Comments in favor zero, although it appeared some commissioners had leanings in favor. Deferred to the Prescott meeting.*

**10. Zoning Ordinance Amendment; HA# H8064**

**Applicant: Planning and Zoning Commission**

**Request:** Consideration of an Amendment to the Yavapai County Planning and Zoning Ordinance in order to require trash containers to have a cover so that trash will not blow out of the container, the following Section of the Ordinance will need to be added: SECTION 581 TRASH, GARBAGE, and REFUSE. Staff: Tammy DeWitt

*The Commission decided this ZOA needed a definition of garbage.*

*Additionally, the size, shape, and purpose of a trash container must be specified. One of the commissioners had a bad experience with fast food wrappings being put in a large dumpster, and carried 300 feet into the air by a dust devil. But, no action was taken, deferred to Prescott meeting, presumably for garbage and garbage can definitions.*