



**AGENDA  
WORK SESSION  
MAYOR AND COMMON COUNCIL  
Of the TOWN OF CAMP VERDE  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
WEDNESDAY, MARCH 9, 2016 at 5:30 p.m.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Discussion and possible direction to staff concerning requirement of adequate fire flow.**
5. **Update followed by discussion and possible direction to staff regarding Highway 260, to include but not limited to the next steps for wastewater development along State Route 260**
6. **Discussion and possible direction to staff regarding the possibility of added Health Care for Employee's families. Staff Resource Russ Martin/Mike Showers**
7. **Adjournment**

Posted by:

Date/Time:

03-03-16 1:15pm

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council 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.



**Agenda Item Submission Form – Section I**

**Meeting Date:** Wednesday, March 9, 2016, 5:30 p.m.

**Mayor and Common Council – Work Session**

Consent Agenda       **Council Direction**       Executive Session Requested

Presentation Only       Action/Presentation

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Russ Martin, Town Manager

Michael Jenkins, Community Development Director

Robert Foreman, Building Official & Fire Code Official for TOCV

Carol Brown, Risk Manager

**Agenda Title (be exact):** Discussion and possible direction to staff concerning requirement of adequate fire flow.

**List Attached Documents:**

Exhibit "A": Copy of Arizona Revised Statute 9-807 (Mandated fire sprinklers in certain residences prohibited; exception; permit application format.

**Estimated Presentation Time:** 20 minutes

**Estimated Discussion Time:** 60 minutes

**Reviews Completed by:**

**Department Head:**

**Town Attorney Comments:** (The Town Attorney has been requested to attend this Work Session to provide legal interpretations and recommendations)

**Invited guests for technical input:** Camp Verde Fire District Fire Chief (Terry Keller) & Fire Marshall (Kristi Gagnon)

***Background Information: (General Overview)***

**First Issue:** Adequate Fire Flow for new Subdivisions.

Over the last 8 years and during the recession, the Town of Camp Verde has seen very little or no new subdivision submittals. Subdivision development applications are now slowly increasing and staff is currently reviewing its first Preliminary Plat since 2007 - 2008.

Town Staff and other entities are responsible to provide reviews and requirement comments for Preliminary Plat submittals based on Section 505 (Preliminary Subdivision Plat), Item A.3.a of the Town's Planning & Zoning Ordinance. One of the other entities, as listed in the Town's Planning & Zoning Ordinance, is the Camp Verde Fire District.

The Town of Camp Verde adopted the 2012 International Code Council Codes on August 6, 2014 which became effective on September 16, 2014. Included in the adoption was the 2012 Fire Code along with the additional technical codes as referenced in Article 7-4 of the Town Code. Under Section 7-1-100 (Town of Camp Verde Technical Code Amendments) it states that "All references to Fire Code Official in the adopted International Fire Code will be deemed to mean the appointed Building Official of the Town of Camp Verde or his designee, which from time to time, in accordance with the Intergovernmental Agreements with the Camp Verde Fire District, a separate entity from the Town, will be the Camp Verde Fire District appointed Fire Marshal". Also, the Camp Verde Fire District Board adopted the 2012 International Fire Code on August 21, 2014.

It has been the intent of the Town of Camp Verde and the Camp Verde Fire District, due to their combined responsibilities, to have the same fire codes and interpretations in effect to create consistent requirements.

As the Council knows, per the Planning & Zoning Ordinance, the Community Development Department is initially the single point of contact when applying for development permits within the Town of Camp Verde. This includes submittals and reviews for subdivisions, building permits, zoning amendments, use permits and variances. The department, once receiving the application submittal, distributes the submittal documents to all reviewing agencies for requirement comments.

Focusing on Preliminary Plat Subdivision applications, the International Fire Code requires adequate fire flow for any new structure. This requirement comes from the Town's as well as the Fire District's adopted International Fire Code and is applied to new subdivisions requesting plat approval (Preliminary & Final Plats).

As part of the Preliminary Plat process, an applicant can apply for an exception/waiver to the adopted codes and ordinances of the Town. Should the applicant ask for an exception/waiver to the adequate fire flow requirement, the applicant must submit the request for exception/waiver in writing to the Community Development Department. All Preliminary Plats along with any requested exception/waiver must go first to the Planning & Zoning Commission for their recommendation and then to the Town Council for approval or denial. If the applicant has not requested an exception/waiver and has not addressed the requirement to the satisfaction of staff, the Community Development Director is required by the Planning and Zoning Ordinance not to schedule any hearings before the Commission and the Council until all requirements and issues are addressed. Additionally, the Planning and Zoning Ordinance, Section 505, Item C.12, states that "The Commission may recommend that the Council authorize exceptions to any of the requirements in these regulations, if the Commission finds the following facts with respect thereto:

- a. There are special circumstances or conditions affecting said property; and
- b. That the granting of the exception will not be detrimental to the public safety, health and welfare or injurious to other property in the area in which said property is situated; and
- c. That it will not have the effect of nullifying the intent and purpose of the Town's General Plan or these regulations".

**Intent and Purposes of the currently adopted General Plan:**

The Town's current General Plan, under the GROWTH AREA element, Goal E, Implementation Strategy E.2 states the following: "Require developers to provide financial assurance that all curbs, gutters, pathways, fire hydrants, and streets are installed to Town specifications.

**Staff's Conclusion of First Issue:**

It is staff's recommendation to remain and hold to all currently adopted Codes, Ordinances and interpretations for adequate fire flow requirements for proposed new subdivisions. As discussed above, the Fire Code Official (Building Official or his designee) for the Town of Camp Verde makes all interpretations of the International Fire Code for the Town. Likewise, the Fire Chief (or his/her designee) of the Camp Verde Fire District makes all interpretations of the International Fire Code for the Fire District.

Based on the intent of the Town and the Fire District to follow the same codes and interpretations, both entities have worked together to accept the same interpretations of the fire code thus creating consistent requirements. It must be pointed out that several identical alternatives to achieving adequate fire flow have been determined by the Town and the Fire District to include but not limited to the following:

- Water line and fire hydrant or hydrants to meet the adequate fire flow requirements as determined by the Fire Code Official.
- Permanent on site water storage in tanks, ponds or ditches to meet adequate fire flow requirements as determined by the Fire Code Official.
- Sprinkler fire suppression systems with proper on site water storage and a pump as determined by the Fire Code Official.

**Second Issue:** Adequate fire flow for existing vacant properties wanting to construct a new structure either for residential or commercial use.

The Fire Code does not differentiate between residential or commercial structures. Commercial uses may require higher fire flows based on its occupancy and uses. The fire code states that any new structure requires adequate fire flow. It is understood by staff that this could mean continued growth impacts to the entire corporate boundary of the Town.

In researching this issue over the last few weeks, staff has discovered that at least two (2) existing subdivisions that were approved in the Town in 2005-2007 which provided for the requirement of fire sprinklers to be installed in all residents, in both of the subdivisions, in the deed restrictions. As you know, deed restrictions are unenforceable by the Town but the requirement seemed to be an attempt to meet the adequate fire flow requirements for those subdivisions. In the meantime, a realtor has advised us that he is representing a majority lot owner within one of the subdivisions who is intending on voiding the deed restrictions for the subdivision. It is staff's recommendation that since the Town relied on the deed restriction requirements for both of the subdivisions at the time and that the Town provided an approval of the subdivisions based on that reliance, staff would still require adequate fire flow for any new structures (residences) located/built within those subdivisions.

**Staff's Conclusion of Second issue:**

It is staff's recommendation that the Fire Code and its interpretations be followed as currently approved and adopted.

**Additional advisory and technical input by others:**

As mentioned above, the Fire District's Fire Chief and Fire Marshal will be at the Work Session to provide input and answer technical questions. The Town Manager, as the Town's Chief Executive Officer will be providing follow up information and to take Council Direction. The Town's Building Official and his Building Inspector will be attending to provide technical input and to answer questions. The Town's Risk Manager will be attending to provide technical input and to answer questions. Last but not least, the Town Attorney will be attending to provide for legal interpretations and recommendations.

**Previously adopted 2003 International Fire Code:** The previously adopted International Fire Code, used by the Town prior to its adoption of the 2012 International Fire Code, had the same adequate fire flow requirements.

**Exhibit "A"**

**9-807. Mandated fire sprinklers in certain residences prohibited; exception; permit application format**

A. A municipality shall not adopt a code or ordinance or part of a uniform code or ordinance that prohibits a person or entity from choosing to install or equip or not install or equip fire sprinklers in a single family detached residence or any residential building that contains not more than two dwelling units. A municipality shall not impose any fine, penalty or other requirement on any person or entity for choosing to install or equip or not install or equip fire sprinklers in such a residence. This section does not apply to any code or ordinance that requires fire sprinklers in a residence and that was adopted before December 31, 2009.

B. A fire sprinkler permit application may be in either print or electronic format.

C. A municipality shall include the provisions of subsection A of this section on fire sprinkler permit applications that are for a single family detached residence or any residential building that contains not more than two dwelling units.

Amount of Employer Contribution to Family Deductibles

	Sedona	Sedona (HDHP 1500/2500)	Cottonwood	Clarkdale	Jerome	Camp Verde
<u>Plan Type</u>						
Emp+Spouse	55%	67%	70%	65%	25%	0%
Emp+Children	50%	60%	80%	65%	25%	0%
Emp+Family	58%	69%	60%	65%	25%	0%
HDHP (5000/10000)		100%	Same as Above	Not offered	Not offered	0
Vision	Same as Health		Not even EE covered	0%	Not even EE covered	0
Dental	Same as Health		Same as Health	0%	0%	0%
HSA Contribution	\$125-\$280	\$125-\$280	\$180	\$180	\$180	\$180-\$229-\$296

\* note these are approximate percentatges