

AGENDA
BOARD OF ADJUSTMENTS AND APPEALS
Regular Session
TOWN OF CAMP VERDE
473 S. MAIN STREET, CAMP VERDE, AZ 86322
TUESDAY, OCTOBER 13, 2015
3:00 PM
COUNCIL CHAMBERS

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
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 the Board so requests.
 - a. **Approval of Minutes**
September 8, 2015 – Regular Session
 - b. **Set Next Meeting, Date and Time**
As Needed
5. **Call to the Public for items not on the Agenda**
Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Board from taking any action on items not on the agenda, except to set them for Consideration at a future date.
6. **Board of Adjustment discussion and possible approval (or denial) of a variance request by owner Laura and Michael Spaan to seek a reduction from the required side yard setback of 25' to a reduced side setback of 7' on the west side of the parcel to construct a single family home. The buildable area of the parcel is potentially limited due to flood zone and topography constraints. The property is located at 2610 North Thomas Paine Circle, parcel 403-20-009A Staff: Mike Jenkins**
7. **Staff Report**
8. **Board Informational Reports:** (Individual members of the Board 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 Board will have no discussion, consideration or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.)
- 9.. **Adjournment**

Please note: Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with Staff prior to a meeting for copies of supporting documentation that may have been unavailable at the time agenda packets were prepared.

Posted by:  Date/Time: 10/10/15 3:00pm

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Board of Adjustments & Appeals 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.

DRAFT MINUTES
BOARD OF ADJUSTMENTS AND APPEALS
Regular Session
TOWN OF CAMP VERDE
473 S. MAIN STREET, CAMP VERDE, AZ 86322
COUNCIL CHAMBERS, SUITE 106
TUESDAY, SEPTEMBER 8, 2015
3:00 PM

1. Call to Order

Chairman Jim Binick Called the meeting to order at 3:03 p.m.

2. Roll Call

Chairman Jim Binick, Vice Chairman Mike Hough, Board Members Greg Blue and Buck Buchanan were present. Board Members Murray Lichty, Doug Stevens and Christopher McHenry are absent.

Also present was Community Development Director Michael Jenkins and Recording Secretary Julie Scott.

3. Pledge of Allegiance

Chairman Binick led the Pledge of Allegiance.

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 the Board so requests.

a. Approval of Minutes

June 9, 2015 – Regular Session

b. Set Next Meeting, Date and Time

As Needed

On a motion by Board Member Hough, Seconded by Board Member Blue, the Board voted unanimously to approve the Consent Agenda.

5. Call to the Public for Items not on the Agenda (Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Board from taking any action on items not on the agenda, except to set them for Consideration at a future date.)

Seeing as no public was present, Chairman Binick closed this agenda item.

6. Presentation and Discussion on Planned Unit Developments (PUD) Staff Resource: Michael Jenkins

Community Development Director Michael Jenkins gave the Board an update of how the dimensional standards for the Planned Unit Development (PUD) District are currently regulated in the Planning and Zoning Ordinance that was rewritten back in 2011. Jenkins noted that dimensional standards and setback requirements for Planned Unit Developments (PUD's) are addressed in the current Planning and Zoning Ordinance in Table 2-12: "PUD Dimensional Standards". Jenkins stated that according to the Ordinance, PUD dimensional standards and setback requirements are listed in the Ordinance as "Established by Site Plan" meaning that the site planner is allowed to propose the best use and arrangement of the land, with fewer constraints than those imposed by the existing zoning. Jenkins went on to state that in PUD's site planners can arrange buildings in any desirable manner, eliminate setbacks to save natural features, reduce the length and width of roads, cluster without side yards, and use similar design adjustments before submitting their Planned Unit Development for review. Jenkins pointed out that the current Ordinance also states that each approved PUD development plan shall be specific to that particular property as is ultimately approved by the Town Council. Jenkins also noted that the Ordinance also states that if you are going to propose a PUD your property must be a minimum of five acres in size.

Jenkins gave the Board a current example of a Planned Unit Development, the Chester Newton Montessori Charter School that is presently in the process of converting their educational buildings back into residential housing. Jenkins pointed out that through PUD zoning the applicant was able to achieve multiple dwellings on their lot with one building being approximately five feet off of the property line.

Chairman Binick questioned if the developer or property owner comes in and proposes their own setbacks, and the proposal was not satisfactory to the Planning Department, would they (the developer or property owner) have any recourse. Community Development Director Michael Jenkins commented that if someone does not agree with the decision of the Community Development Director, the current Planning and Zoning Ordinance states that they (the developer or property owner) do have the opportunity to come to the Board of Adjustments and Appeals for review.

Chairman Binick asked if there were any underlying zoning requirements that trump everything in this particular table (Table 2-12: PUD Dimensional Standards). Community Development Director Michael Jenkins replied no.

Board Member Hough questioned the intent behind the rewriting of the Ordinance in 2011. Hough continued on by stating that as far as he is concerned setbacks are determined by your zoning and that commercial zoning can be zero if it is next to commercial, but commercial cannot be a zero if it is next to residential. Community Development Director Michael Jenkins stated that is normal zoning districts that is correct, but with a PUD it is not.

Chairman Binick asked if there were any limitations to building height requirements.

Board Member Blue asked for clarification about the PUD zoning application process and how it relates to the Board of Adjustment and Appeals. Community Development Director Michael Jenkins responded if during the process, prior to the item being heard, the property owner wanted to appeal a decision made by the Community Development Director they would have to file an appeal with the Board of Adjustments and Appeals.

Board Member Buchanan stated he that he thought there was a height limitation of thirty five feet on all buildings. Community Development Director Michael Jenkins stated that height limitations vary depending on the zoning district. Board Member Buchanan also questioned how long it takes an applicant to get through the PUD process. Jenkins responded that the most recent PUD took approximately three and a half months from start to finish.

Chairman Binick stated that he is used to working with Planned Unit Developments that have underlying zoning requirements and asked when the requirements of the PUD had been modified. Community Development Director Michael Jenkins stated that the Ordinance rewrite had occurred back in 2011. Jenkins also talked briefly about differences between the old and new ordinance requirements, as well as helped to clarify the difference between building safety and zoning setback requirements.

Chairman Binick and Board Member Hough requested on behalf of the Board that if a PUD was to ever come before the Board, the Board would like as much notice as possible.

7. **Staff Report** (Individual members of Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Board and Public of such events and activities. The Board will have no discussion, consideration, or take action on any such item, except that an individual Board member may request that the item be placed on a future agenda.)

Staff had no reports.

8. **Board Informational Reports** (Individual members of the Board 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 Board will have no discussion, consideration, or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.)

Board members had nothing to report.

9. Adjournment

Board Member Buchanan made a motion to adjourn the meeting. The motion was seconded by Board Member Hough. The meeting was adjourned at 3:28 p.m.

Jim Binick, Chairperson

Community Development Director
Mike Jenkins

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on September 8, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2015.

Julie M. Scott, Recording Secretary



Town of Camp Verde

Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: October 13, 2015 Board of Adjustments

Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins, Community Development Director

Agenda Title (be exact):

Public Hearing, Discussion and Possible Approval (or denial) of a variance request by owner Laura and Michael Spaan to seek a reduction from the required side yard setback of 25' to a reduced side setback of 7' on the west side of the parcel to construct a single family home. The buildable area of the parcel is potentially limited due to flood zone and topography constraints. The property is located at 2610 North Thomas Paine Circle, Parcel 403-20-009A.

List Attached Documents:

Application, Directions to Property, Letter of Intent, Legal Description of Property, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent Properties, Agency Comments, Eight (8) Photos of Subject Parcel.

Estimated Presentation Time: 10 minutes.

Estimated Discussion Time: 20 minutes

Reviews Completed by:

Department Head: Michael Jenkins

Town Attorney Comments:

Exhibit B - Agenda Item Submission Form - Section II (Staff Report)

Town of Camp Verde: October 13, 2015 Board of Adjustments

BACKGROUND:

The applicant purchased an undeveloped riverfront lot located on Parcel 403-20-009A, adjacent to 2610 N. Thomas Paine Circle in Camp Verde, Arizona. The current zoning of the parcel is Residential-Rural (R-R) formerly known as RCU-2A. The R-R zoning district requires a front and rear yard setback of fifty feet (50'), an interior side yard setback of twenty five feet (25'), and an exterior side yard setback of thirty feet (30'). Due to steep terrain, flood zone restrictions, storm water runoff, and existing utility easements the applicant is seeking a reduction of the west property line (interior side yard setback of 25') to seven feet (7') in order to construct a new single family residence.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

Community Development Staff mailed out six (6) letters to properties owners within three hundred (300) feet of the subject parcel on September 15, 2015. This letter advised the neighbors of the Board of Adjustment meeting date, time and location. A Notice of Hearing was placed in the Verde Independent – Camp Verde Bugle newspaper on September 23, 2015 by Community Development Staff. A Notice of Public Hearing was posted on the subject property located adjacent to 2610 N. Thomas Paine Circle on September 29, 2015 by Community Development Staff.

NEIGHBORHOOD COMMENTS:

Staff has received no comments from the public regarding this request.

AGENCY COMMENTS:

Staff has received the following comments from reviewing agencies:

APS-

Contact: Monique Holliday Comments Received: 9/30/15

- *There is an existing overhead power line that runs across this customer's property, depending on where they plan to build their house, there may be an issue. Per our ROW agent, they can't build within our easement for that line, so if they were planning on building under or within the easement they would need to have the line relocated and a new easement created. For further inquiries on this please address to Brandon Echols. brandon.echols@aps.com*

Camp Verde Fire District-

Contact: Kristi Gagnon Comments Received: 8/13/15

- *Note: This is a private road and does not meet the minimum requirements of the 2012 International Fire Code for a fire apparatus access roadway. Plans are approved with comments. Failure to identify a code violation during this process of the plan review does not give the permit applicant the right nor authority to violate the code. The final installation and construction must be in accordance with the International Fire Code. Please feel free to contact me at (928) 567-9401 ext 105, should you have any questions.*

Town of Camp Verde Building Division-

Contact: Robert Foreman Comments Received: 8/11/15

- *Building Department has no comments or concerns at this point.*

Town of Camp Verde Public Works Department-

Contact: Ron Long Comments Received: 9/28/15

- *I have reviewed the Application for a Variance for the Spaan Residence located at 2610 North Thomas Paine Circle (Parcel #403-20-009A) and have no comments in regards to this setback variance.*

Yavapai County Development Services Environmental Unit -

Contact: Stacey Clark Comments Received: 9/2/15

- *There is not a proposed septic location shown on the site plan so my ability to comment is limited.*
- *There are a few potential conditions that may affect the placement of the septic system. The Environmental setback chart and flood requirements are attached.*

- *The Yavapai County Development Services – Environmental Unit has no comments or objections to the approval of this variance.*

Yavapai County Flood Control District –

Contact: Vickie Lewis Comments Received: 8/13/15

- *Yavapai County Flood Control supports this variance. Yavapai County has a twenty (20) foot setback requirement from the floodplain delineation. The proposed site plan shows the structure encroaching into the floodplain at northeast corner, which is allowed. However, the structure will still need to comply with floodplain criteria for construction. The natural grade elevation at this proposed location are most supportive of this construction as well. Please let me know if you need anything further, or if you would prefer that I attend the hearing.*

STAFF RECOMMENDATION:

Based upon Section 602 – Zoning Adjustments, Item A – Variances of the current Planning and Zoning Ordinance, staff recommends approval of Variance #20150240, a request made by the owners of Parcel 403-20-009A, Laura and Michael Spaan, seeking a reduction from the required side yard setback of 25' to a reduced side setback of 7' on the west side of the parcel to construct a single family home. Staff also recommends that the owners provide an access easement to the parcel with a minimum width of twenty four (24) feet or as required by the Camp Verde Fire District.

RECOMMENDED MOTION:

A MOTION TO APPROVE (OR DENY) A VARIANCE REQUEST BY OWNER LAURA AND MICHAEL SPAAN TO SEEK A REDUCTION FROM THE REQUIRED SIDE YARD SETBACK OF 25' TO A REDUCED SIDE SETBACK OF 7' ON THE WEST SIDE OF THE PARCEL TO CONSTRUCT A SINGLE FAMILY HOME. THE BUILDABLE AREA OF THE PARCEL IS POTENTIALLY LIMITED DUE TO FLOOD ZONE AND TOPOGRAPHY CONSTRAINTS. THE PROPERTY IS LOCATED ADJACENT TO 2610 NORTH THOMAS PAINE CIRCLE, PARCEL 403-20-009A.



Land Use Application Form

1. Application is made for:

Zoning Map Change	Use Permit	General Plan Amendment
Conceptual Plan Review	Preliminary Plat	Final Plat
PLD Zoning	Variance	Sign
Street Abandonment	Minor Land Division	Wireless Tower
Appeal	Verification of Non-Conforming Use	Utility Exemption
Site Plan Compatibility Review (Commercial)		

Other: _____

2. Project Name: Spaan Home

Please print or type legibly

3. Contact Information: (a list of additional contacts may be attached)

Owner Name: Laura and Michael Spaan Applicant Name: Laura and Michael Spaan

Address: 2284 Arcadia Drive *Anchorage, AK 99517 Address: 2284 Arcadia Drive *Anchorage, AK 99517

Phone: 907 272-3878 Phone: 907 272-3878

E-mail: azakbliss@gmail.com E-Mail: azakbliss@gmail.com

4. Property Description:

Address or Location: 2610 North Thomas Paine Circle Access to Parcel

Existing Zoning: RR Existing Use: Residential

Proposed Zoning: R1 sideyard Variance Proposed Use: Residential

5. Purpose: (describe intent of this application in 1-2 sentences)

We're seeking a reduction of the 25-foot RR Zoning sideyard setback to a 7-foot R1 setback on the west side of the parcel to construct a single-family home on our lot which has a severely limited building area due to topography and flood zone constraints.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: [Signature] Date: 8/4/2015 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 8/4/2015



Directions to Property

403-20-009A 4

Legal Description: Irreg parcel by M&B lying 131.7' NWLY from the NW corner of Lot 5; Liberty Hill Park Sub and beginning Lot 1 Cont 1.60AC sec 14 14 4E

Assessor's Parcel Number

Applicants Name

Michael and Laura Spaan

2610 North Thomas Paine Circle *

Property Address

Access to the irregular orphaned parcel is located on the northwest border of 2610 N Thomas Paine (also owned by Spaans)

Directions To Property:

From Camp Verde Town Hall

West on Main Street (becomes Finney Flat Road)

RIGHT on State Route 260 West

RIGHT on NEWTON Lane (approx 2.5 miles after crossing Interstate I-17)

LEFT for Thomas Paine Circle. The property is on the west side of Thomas Paine.

August 4, 2015

Letter of Intent
Variance Request Town of Camp Verde
Parcel 403-20-009A
Owners: Michael and Laura Spaan

To the Members of the Camp Verde Board of Adjustment and Appeals:

My husband and I are looking forward to retiring in the community of Camp Verde. It is a homecoming, of sorts, for me as I grew up in Flagstaff and always dreamed of living in the Verde Valley someday. In 2012, we were fortunate to have found the last undeveloped riverfront lot at the far end of a mature subdivision just off of Highway 260 West.

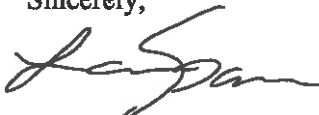
In June 2015, the lot was surveyed to provide an updated and detailed analysis of the topography. The property presents extreme physical restrictions due to steep terrain and flood zone designations to the north where the river runs, and to the east where there is a wash that is subject to storm runoff. Additionally, there is an overhead power line with an established easement that dissects the lot on the south side.

The topographical survey identified only one viable building area on the west side of the lot. In order to build a modest-sized single-family home on this limited footprint that is out of all floodways, it will be necessary to obtain a variance of the Rural Residential (RR) side-yard setback of 25 feet. We are requesting a reduced setback, only on the west side, that would meet the standard 7-foot side-yard allowance for R1 Residential Zoning.

This reduced setback would not interfere with the rights of any other private property owners as the entire west side of the lot borders the Prescott National Forest. We also own the adjoining lot to the south that was purchased specifically to provide access to the isolated, "orphaned" river lot. There is one other private property to the east that is not directly impacted by this request. However, we believe locating the home further to the west will have the added benefit of providing an even greater degree of privacy between these neighboring properties which have already been classified as *non-conforming* since they are smaller than what current Rural Residential zoning requires.

We are looking forward to the opportunity to present more detailed information at the upcoming hearing on this request and moving ahead with making a new home in Camp Verde.

Sincerely,

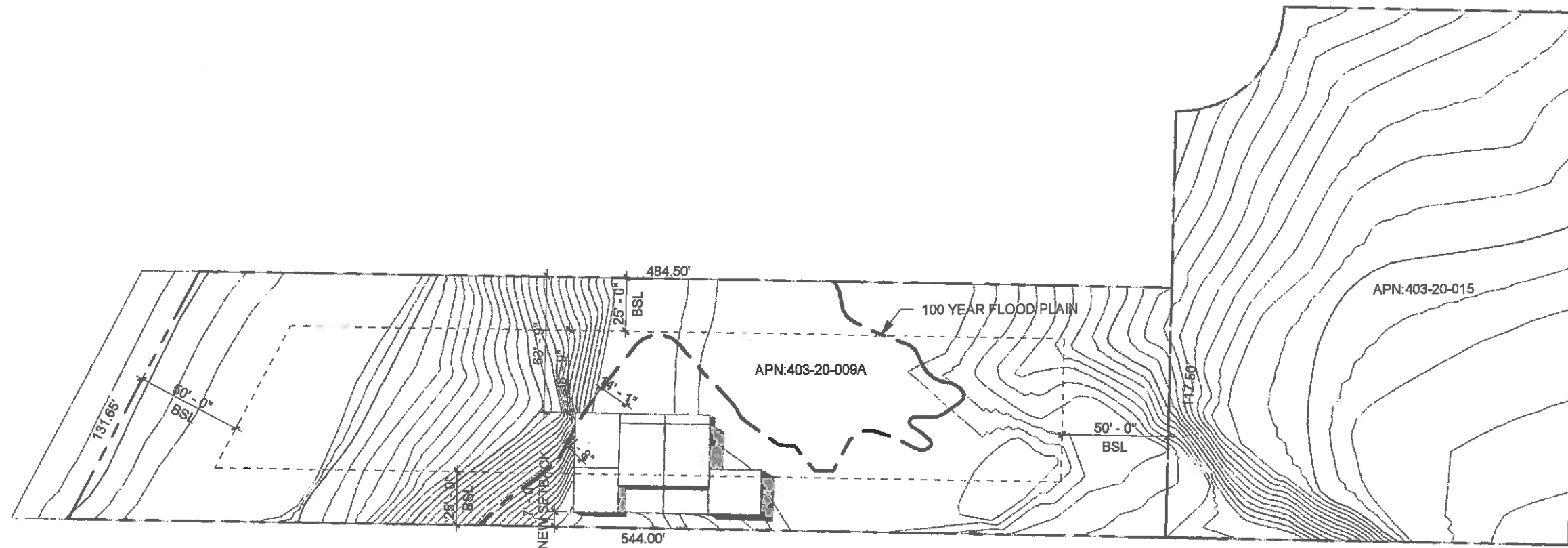


Laura Spaan

APN: 403-20-009A 4

Spaan Variance Request

Legal Description: Irregular parcel by M&B lying 131.7' NWLY from the NW corner of Lot 5; Liberty Hill Park Sub and beginning Lot 1 Cont 1.60AC sec 14 14 4E



1 SITE PLAN
1" = 50'-0"

SITE PLAN

Date 08.07.2015
Scale 1" = 50'-0"

SPAAN RESIDENCE

2610 N. THOMAS PAINE CIRCLE
CAMP VERDE, ARIZONA 86322

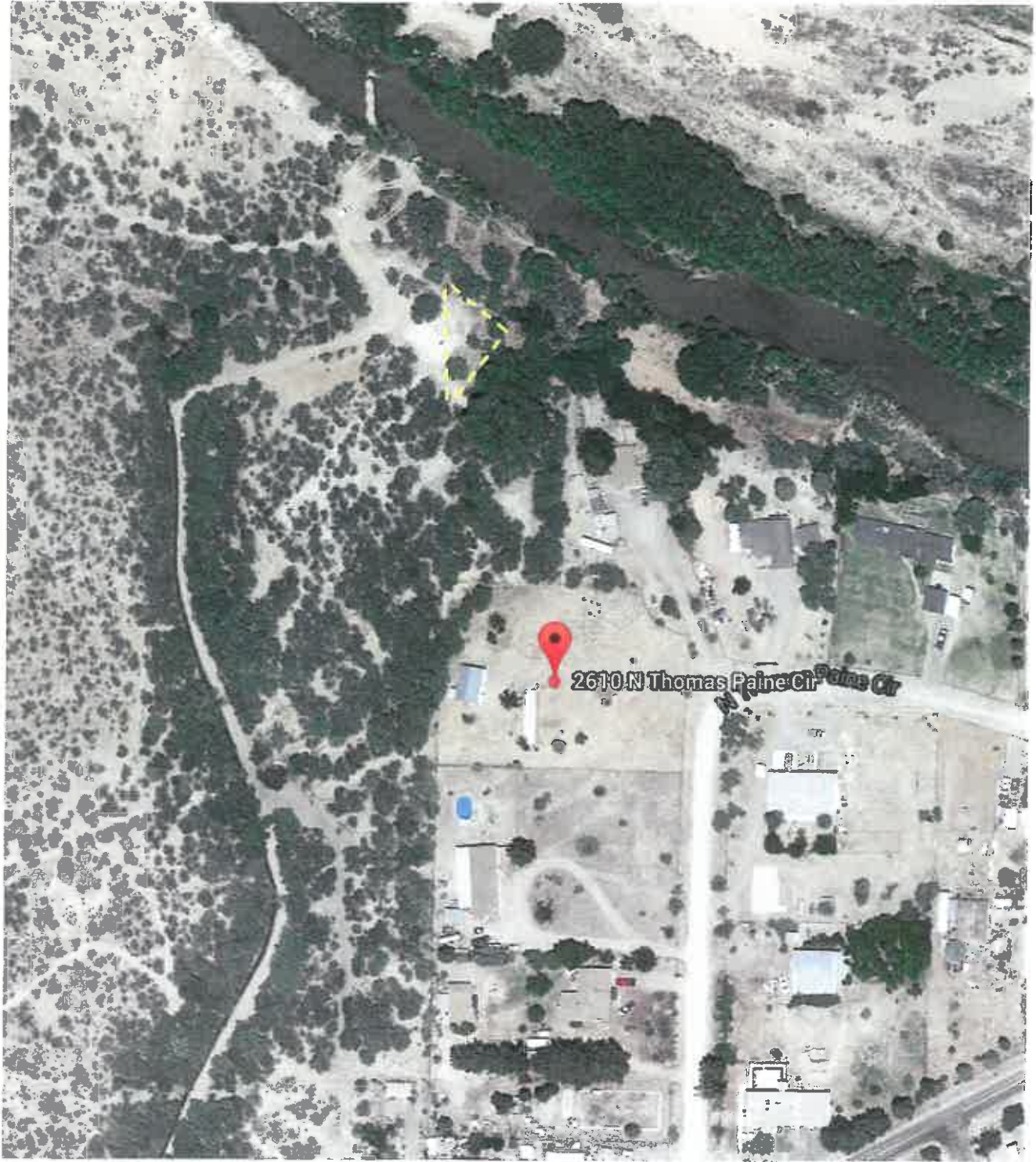


KONTEXTURE

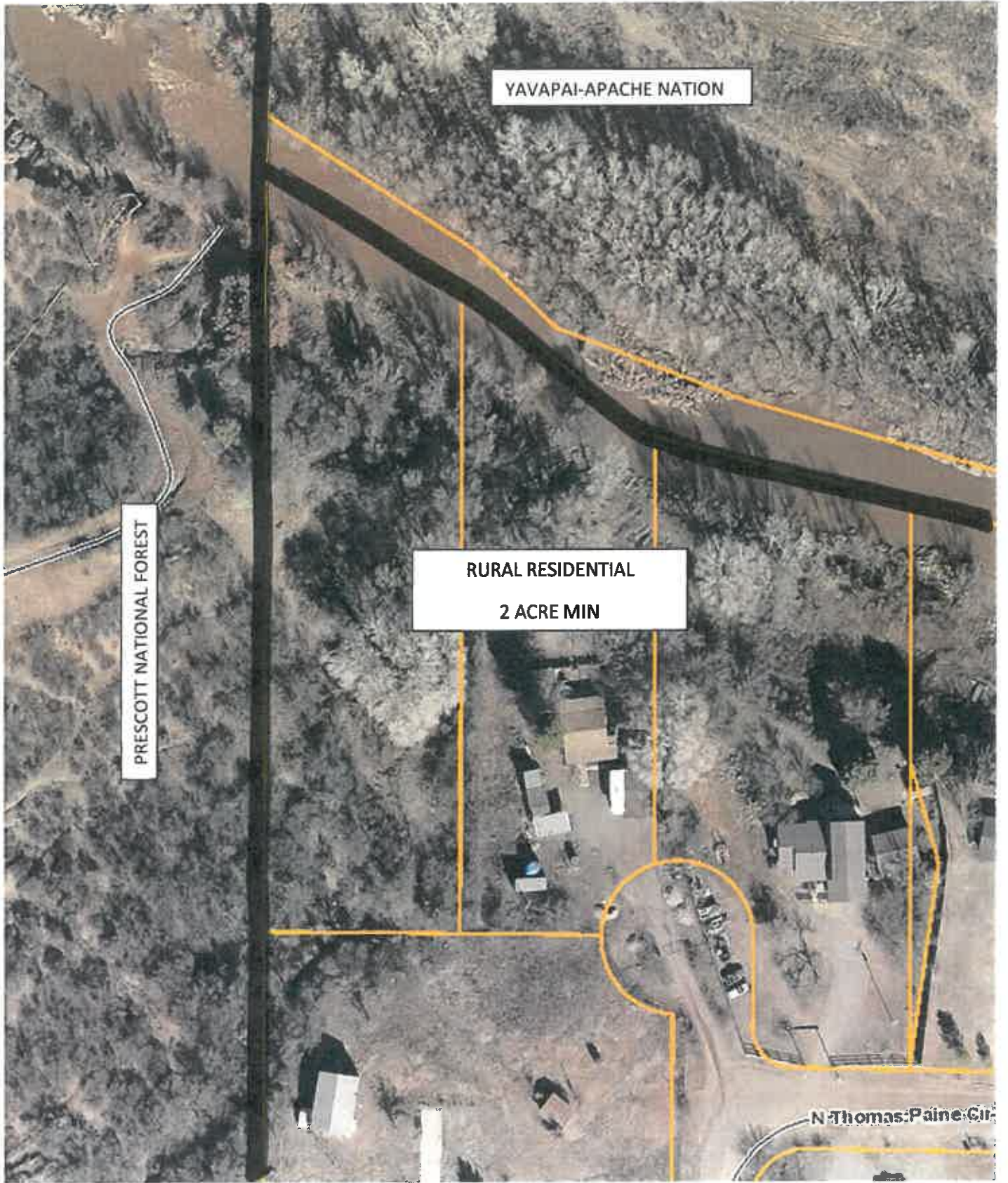
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
10317 W. CASHMAN DR.
PEORIA, AZ, 85383
623.533.7652

A0.2



Land Use Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on 8.26.2015

Zoning Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 8/20/2015


Emily Diver

From: Monique.Holliday@aps.com
Sent: Wednesday, September 30, 2015 6:40 AM
To: Emily Diver
Cc: Brandon.Echols@aps.com
Subject: RE: comments due today

Good morning Emily,

I just realized I didn't respond to you on Monday, so I hope you can pass long the comments from APS to this customer still.

There is an existing overhead power line that runs across this customer's property, depending on where he plans to build his house, there may be an issue. Per our ROW agent, he can't build within our easement for that line, so if he was planning on building under or within the easement he would need to have the line relocated and a new easement created.

For further inquiries on this please address to Brandon Echols. Brandon.Echols@aps.com

Thanks!



Monique Holliday

Northern Division Work Week Coordinator
 120 N. Marina St, Prescott, AZ 86301 MS 4717
Tel (928)443-6612 **Internal:** 862-612
monique.holliday@aps.com aps.com



From: Emily Diver [mailto:Emily.Diver@campverde.az.gov]
Sent: Monday, September 28, 2015 9:24 AM
To: Holliday, Monique R
Subject: RE: comments due today

Sure! Here you go!

Emily Diver

*Building Inspector/Permit Technician
 Community Development Department
 E-Mail: emily.diver@campverde.az.gov
 Phone: (928) 554-0064
 Fax: (928) 567-7401*

Town of Camp Verde

Camp Verde Fire District

26 B Salt Mine Road
P.O. Box 386
Camp Verde, Arizona 86322

Phone: 928.567.9401
Fax: 928.567.2444
www.campverdefire.org



August 13, 2015

VARIANCE REVIEW APPLICATION COMMENTS

This review is based on: 2012 International Fire Code and 2012 International Building Code.

PROJECT

**SPAAN RESIDENCE
SETBACK VARIANCE REQUEST
2610 N. THOMAS PAINE CIRCLE
CAMP VERDE, AZ 86322**

CONTACT

**LAURA SPAAN
907-272-3878**

*Note: This is a private road and does not meet the minimum requirements of the 2012 International Fire Code for a fire apparatus access roadway.

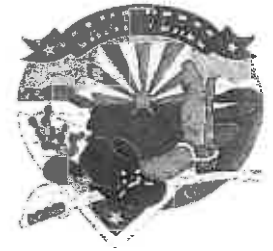
PLANS ARE APPROVED WITH COMMENTS. Failure to identify a code violation during this process of the plan review **DOES NOT** give the permit applicant the right nor authority to violate the code. **The final installation and construction must be in accordance with the International Fire Code.**

Please feel free to contact me at (928) 567-9401 ext. 105, should you have any questions.

Sincerely,

Kristi Gagnon
Fire Marshal

TOWN OF CAMP VERDE



Memorandum

To: Jenna Owens, Assistant Planner
Cc: Kendall Welch, Permit Technician
Emily Diver, Permit Technician
Kristi Gagnon, Camp Verde Fire Marshal

From: Robert Foreman, Building Official

Date: 8/11/2015

Re: Variance Review. Project #20150240 Spann, Laura & Michael

Building Department has the following comments on the use permit application. These comments are preliminary in nature only, and are subject to change.

- Building Department has no comments or concerns at this point.

Robert L. Foreman
Building Official
Town of Camp Verde
473 S. Main St. Ste 108
928-567-8514 ext 112
Robert.foreman@campverde.az.gov

Emily Diver

From: Ron Long
Sent: Monday, September 28, 2015 11:33 AM
To: Emily Diver
Cc: Deb Ranney
Subject: RE: Spaan Residence

Emily,

I have reviewed the Application for a Variance for the Spaan Residence located at 2610 North Thomas Paine Circle(Parcel # 403-20-009A) and have no comments in regards to this setback Variance.

From: Emily Diver
Sent: Monday, September 28, 2015 9:14 AM
To: Ron Long
Cc: Deb Ranney
Subject: Spaan Residence

Hi Ron.

I just reminded you that the comments are due today for the Spaan Residence. Will you be able to get these to me today?

Thank you!

Emily Diver

*Building Inspector/Permit Technician
Community Development Department
E-Mail: emily.diver@campverde.az.gov
Phone: (928) 554-0063
Fax: (928) 567-7401*

*Town of Camp Verde
473 S. Main St. Ste. 108
Camp Verde, AZ 86322
Website: www.campverde.az.gov
Or Check Us Out On Facebook: Town of Camp Verde Community Development Department*

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Please consider our environment before printing this email. 

YAVAPAI COUNTY

Development Services

Prescott Office-
1120 Commerce Dr., Prescott AZ 86305
(928) 771-3214 Fax: (928) 771-3432



Cottonwood Office-
10 S 6th Street, Cottonwood, AZ 86326
(928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Land Use – Planning & Design Rev

EU notes for Spaan Variance application 20150240- 403-20-009A:

There is not a proposed septic location shown on the site plan so my ability to comment is limited.

There are a few potential conditions that may affect the placement of the septic system. The Environmental setback chart and flood requirements are attached.

The Yavapai County Development Services- Environmental Unit has no comments or objections to the approval of this variance.

Yavapai County Development Services

Prescott Office

1120 Commerce Dr., Prescott, AZ 86305
(928) 771-3214 Fax: (928) 771-3432



Cottonwood Office

10 S. 6th Street, Cottonwood, AZ 86326
(928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Land Use – Planning

Flood Requirements/Sealed Septic System Definition

Arizona Department of Environmental Quality (ADEQ) rules require that an onsite wastewater system be designed to overcome any limiting surface condition. In many cases when there is a 100-year FEMA flood hazard zone on the property a sealed septic system can be designed and installed as one possible means to overcome this surface limiting condition. The exact design requirements will be evaluated by YCDS-EU and/or Yavapai County Flood Control in conjunction with an engineer or hydrologist if necessary. Some variation may apply in cases where Flood Control has information that erosion or scour depths may be deeper than the proposed depth of the leach lines as determined from an engineer's report or from information obtained from Flood Control.

Each site will be individually evaluated during the routine site investigation (soil characterization) and during the septic system application review. Specific recommendations will be made by a Development Services employee. The applicant may propose another means of overcoming the surface limiting condition.

In general, the leach area will be installed deeper than usual with typically 3' of cover to final grade or as noted in the permit (Construction Authorization) to minimize the chance of erosion flow breaching the integrity of the leach system. For a temporary flow (one day or less), this will minimize the downward saturation from the flood flow.

Septic tanks shall be installed in the usual manner and sealed to prevent external water entry. Tanks manufactured with screw-down water-tight lids, rubber collars, or grommets around the lids should be used. Risers shall be installed as necessary and made to be water-tight. Water-tight tank lids must come to within 6" of grade to ensure access to the tank for pumping and filter maintenance. Utilizing caulk or other adhesive-type substances on the tank lids is not recommended as the sealant materials have a tendency to permanently seal the tank closed, preventing routine maintenance.

Because of the need for at least 3 feet of cover over the trenches the perforated pipe must be a minimum rating of SDR 35.

In addition to the above noted design options the Flood Control District may have additional requirements. While not necessarily required, you may want to consider using an Engineer to design a system in a flood way. Systems placed in a flood way can be problematic due to the complex nature of flood waters and other variables inherent to that environment.

Yavapai County Development Services

Prescott Office
1120 Commerce Dr., Prescott, AZ 86305
(928) 771-3214 Fax: (928) 771-3432



Cottonwood Office
10 S. 6th Street, Cottonwood, AZ 86326
(928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Land Use – Planning

Setback Requirements Septic System (Onsite Wastewater System) to Feature

Per Arizona Administrative Code R18-9-A312C

Features Requiring Setbacks	Setback For A Septic System On-Site Wastewater Treatment Facility, Including Reserve Area (In Feet)	Special Provisions
1. Building	10	Includes porches, decks, and steps (covered or uncovered), breezeways, roofed patios, carports, covered walks, and similar structures and appurtenances.
2. Property line shared with any adjoining lot or parcel not served by a common drinking water system* or an existing drinking water well	50	A person may reduce the setback to a minimum of 5 feet from the property line if: a. The owners of any affected undeveloped adjacent properties agree, as evidenced by an appropriately recorded document, to limit the location of any new well on their property to at least 100 feet from the proposed treatment works and primary and reserve disposal works; and b. The arrangements and documentation are approved by the Department.
3. All other property lines	5	None
4. Public or private water supply well.	100	None
5. Perennial or intermittent stream	100	Measured horizontally from the high water line of the peak streamflow from a 10-year, 24-hour rainfall event.
6. Lake, reservoir, or canal	100	Measured horizontally from the high water line from a 10-year, 24-hour rainfall event at the lake or reservoir.
7. Drinking water intake from a surface water source (includes an open water body, downslope spring or a well tapping streamside saturated alluvium)	200	Measured horizontally from the on-site wastewater treatment facility to the structure or mechanism for withdrawing raw water such as a pipe inlet, grate, pump, intake or diversion box, spring box, well, or similar structure.
8. Wash or drainage easement with a drainage area of more than 20 acres	50	Measured horizontally from the nearest edge of the defined natural channel bank or drainage easement boundary. A person may reduce the setback to 25 feet if natural or constructed erosion protection is approved by the appropriate flood plain administrator.
9. Water main or branch water line	10	None
10. Domestic service water line	5	Measured horizontally between the water line and the wastewater pipe, except that the following are allowed: a. A water line may cross above a wastewater pipe if the crossing angle is between 45 and 90 degrees and the vertical separation distance is 1 foot or more. b. A water line may parallel a wastewater pipe with a horizontal separation distance of 1 foot to 5 feet if the bottom of the water line is 1 foot or more above the top of the wastewater pipe and is in a separate trench or on a bench in the same trench.

<p>11. Downslopes or cut banks greater than 15 percent, culverts, and ditches from:</p> <p>a. Treatment works components</p> <p>b. Trench, bed, chamber technology, or gravelless trench with:</p> <p>i. No limiting subsurface condition specified in R18-9-A310(D)(2),</p> <p>ii. A limiting subsurface condition.</p> <p>c. Subsurface drip lines.</p>	<p>10</p> <p>20</p> <p>50</p> <p>3</p>	<p>Measured horizontally from the bottom of the treatment works component to the closest point of daylighting on the surface.</p> <p>Measured horizontally from the bottom of the lowest point of the disposal pipe or drip lines, as applicable, to the closest point of daylighting on the surface.</p> <p>Measured horizontally from the bottom of the lowest point of the disposal pipe or drip lines, as applicable, to the closest point of daylighting on the surface.</p>
<p>12. Driveway</p>	<p>5</p>	<p>Measured horizontally to the nearest edge of an on-site wastewater treatment facility excavation. A person may place a properly reinforced and protected wastewater treatment facility, except for disposal works, at any location relative to a driveway if access openings, risers, and covers carry the design load and are protected from inflow.</p>
<p>13. Swimming pool excavation</p>	<p>5</p>	<p>Except if soil loading or stability concerns indicate the need for a greater separation distance.</p>
<p>14. Easement (except drainage easement)</p>	<p>5</p>	<p>None</p>
<p>15. Earth fissures</p>	<p>100</p>	<p>None</p>

* A "common drinking water system" means a system that currently serves or is under legal obligation to serve the property and may include a drinking water utility, a well-sharing agreement, or other viable water supply agreement.

Emily Diver

From: Vickie Lewis <Vickie.Lewis@yavapai.us>
Sent: Thursday, August 13, 2015 10:56 AM
To: Emily Diver
Subject: FW: 403-20-009A Spaan Variance

Oops. I meant 403-20-009A.

*Vickie Lewis
Hydrologist
Yavapai County Flood Control
(928) 649-6222*

From: Vickie Lewis
Sent: Thursday, August 13, 2015 10:53 AM
To: Emily Diver
Subject: 403-28-009A Spaan Variance

Project Number: 20150240

Emily,
Yavapai County Flood Control supports this variance. Yavapai County has a 20 foot setback requirement from the floodplain delineation. The proposed site plan shows the structure encroaching into the floodplain at northeast corner, which is allowed. However, the structure will still need to comply with floodplain criteria for construction. The natural grade elevation at this proposed location are most supportive of this construction as well.

Please let me know if you need anything further, or if you would prefer that I attend the hearing.

*Vickie Lewis
Hydrologist
Yavapai County Flood Control
(928) 649-6222*

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

In furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 

09/29/2015

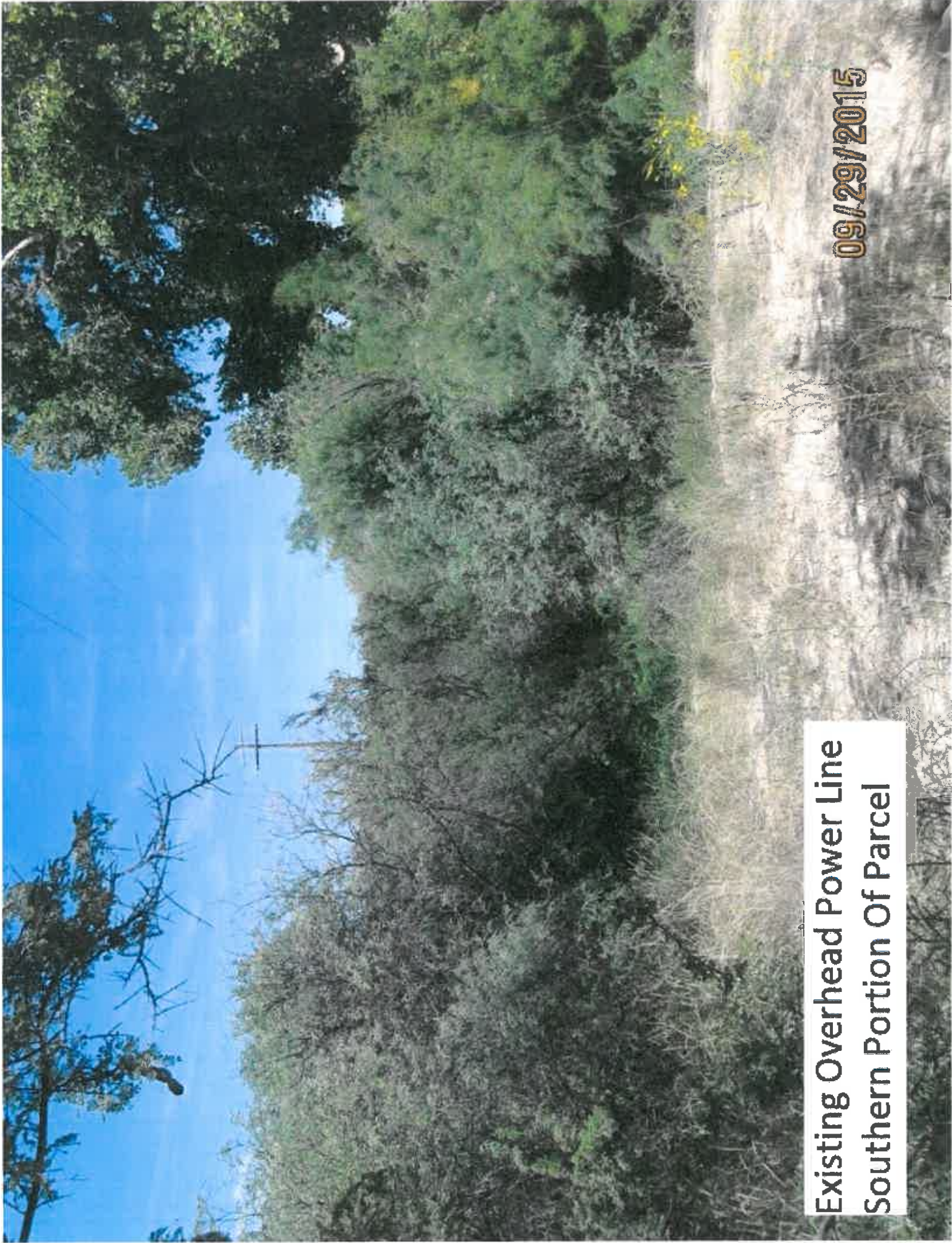
NOTICE OF PUBLIC HEARING
The following information is being provided to the public in accordance with the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code, and the Texas Open Meetings Act, Chapter 551, Texas Government Code.
TOWN OF CAMPYBIDE
The following information is being provided to the public in accordance with the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code, and the Texas Open Meetings Act, Chapter 551, Texas Government Code.
The following information is being provided to the public in accordance with the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code, and the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Posting of Property



**Existing Overhead Power Line
Southern Portion Of Parcel**

09/29/2015





**Sloped Terrain
Facing North Towards Verde River**

09/29/2015



After Descending Slope
Facing North Towards Verde River

09/29/2015

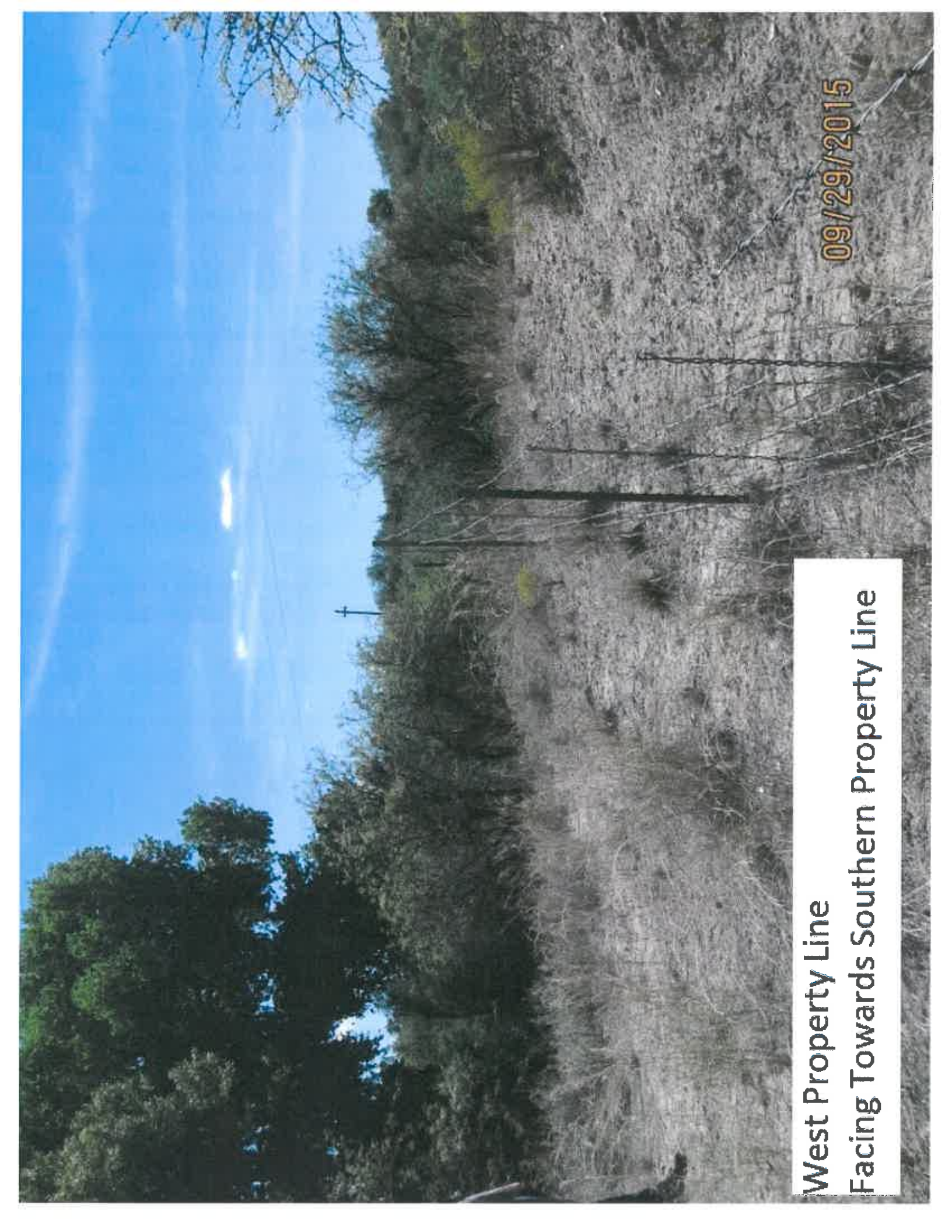
**View Of Slope
Facing Southern Parcel Boundary**



09/29/2015

West Property Line
Facing Towards Southern Property Line

09/29/2015



09/29/2015



09/29/2015



TOWN OF CAMP VERDE



Memorandum Clerk's Office

To: Mayor and Town Council
Planning & Zoning Commission
Board of Adjustment and Appeals

CC: Town Manager Russ Martin
Community Development Director Michael Jenkins

From: Virginia Jones *vj*
Date: September 22, 2015
Re: Arizona's Open Meeting Law Presentation

Attached please find an invitation from the Verde Natural Resource Conservation District inviting the Mayor and Council along with the Planning & Zoning Commission and the Board of Adjustments and Appeals to a presentation regarding open meeting law by Kathryn Marquoit from the Office of the Arizona Ombudsman.

The presentation will be held on Friday, November 13, 2015 at 473 S Main Street, Suite 106 at 9:00 a.m.

Please mark your calendar for this very important presentation. I know you have all probably had this training, however it is always a good idea to refresh your memory, and we can all learn something new every day.

If you are not able to attend this presentation, please contact the Clerk's Office as soon as possible

Thanks

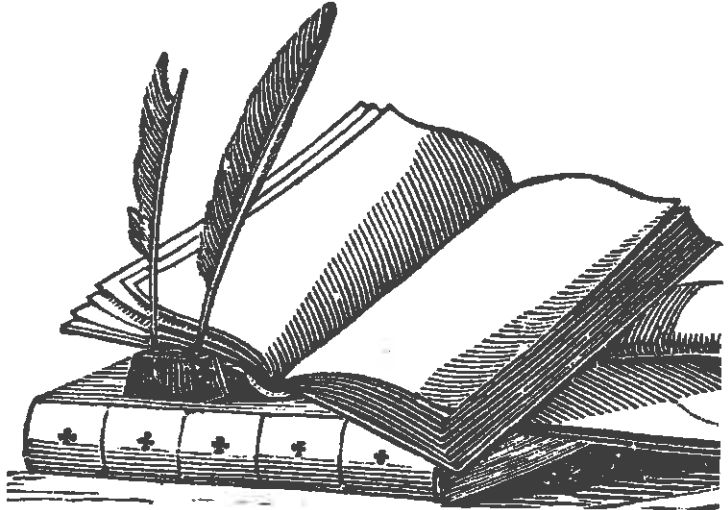
Arizona's Open Meeting Law

Are you part of a PUBLIC BODY?

You could be part of a public body if you are an active member of your community!

What's a public body? "Public Body" includes all boards and commissions of the state, all multi-member governing bodies of agencies, institutions and instrumentalities of the state or political subdivisions including boards of directors who are appointed or elected. Public bodies also include standing, special or advisory committees or sub-committees appointed by the public body.

Members of a public body must comply with Arizona's **OPEN MEETING LAW!**



Anyone interested in Arizona's Open Meeting Law is invited to attend a presentation on the law by Kathryn Marquoit from the office of the Arizona Ombudsman.

Who: Open to the Public!

Where: Camp Verde Town Hall
473 South Main Street, Suite 106
Camp Verde, Arizona 86322

When: Friday, November 13, 2015 9 AM



Sponsored by: The Verde Natural Resource Conservation District. For more information please contact us at nrcdverde@gmail.com or 602-903-2436