

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: July 22, 2010**

SUBJECT: Zoning Ordinance Amendment (ZOA10-002) Propane.

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, Planner for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: Attachments on New Business RFCA

SUMMARY/BACKGROUND: Council is being asked to consider a request by Town Staff for a Zoning Ordinance Amendment (ZOA10-002) to simplify, clarify, and modernize the Town Code as it is applied to the dispensing of propane or other fuels from above ground tanks. The current Zoning Codes fail to reference the recently adopted International Building Code used by The Town of Prescott Valley or the International Fire Code used by the Central Yavapai Fire District. Additionally, our current Code describes site requirement now administered by other updated articles of the Zoning and Fire Codes.

As to “modernizing” our Code; it is logical that with the number of motor homes and travel trailers in use, that providing retail opportunity to purchase propane be permitted. Propane, and in the future other alternative fuels and/or fuel mixtures, may be made available from what are normally above-ground tanks. Staff will tend to vehicle stacking and spatial issues as a normal part of the zoning review process. We have also taken this opportunity to clarify where and under what conditions that wholesale and industrial stockpiling and distribution can be permitted. Our current Zoning Code prohibits the sale of Propane or any other fuels from above ground tanks within the C2 Use District, which is where one will most likely find the very service stations and other retail outlets most likely to dispense propane to the traveling public. The code even requires a Use Permit to do so within the C3 District, which is described as a light industrial Use District. Since we now have codes that allow staff to regulate all site development aspects of any use and since The Central Yavapai Fire District must review and permit any such use prior to approval, all life safety and land use concerns will be assured. Staff also feels that these ordinance changes are appropriate, in that they reduce unnecessary regulation and cost. The Planning and Zoning Commission reviewed this item during regular session on June 14, 2010 and voted to approve ZOA10-002 and forward to Town Council.

OPTIONS ANALYSIS: Public Hearing – No Options Analysis Provided.

ACTION OPTION: Public Hearing – No Action Options Provided.

RECOMMENDATION: Public Hearing – No Recommendations Provided.

FISCAL ANALYSIS: Public Hearing – No Fiscal Analysis Provided.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____