

**SPECIAL SESSION & PUBLIC HEARING
TOWN OF CAMP VERDE
THE PLANNING AND ZONING COMMISSION
473 S. MAIN STREET, COUNCIL CHAMBERS ROMM 106
THURSDAY, MAY 10, 2018 6:30 PM**

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 B.J. Davis called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman B.J. Davis, Vice Chairman Teresa Helm, Commissioners, Greg Blue, Bruce George, Steve VanLandingham and Chip Norton are present. Commissioner Jim Hisrich is absent.

Also Present

Community Development Director Carmen Howard, Town Planner Melinda Lee, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Blue 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.*

Approval of Minutes:

April 12, 2018 – Special Session

Set Next Meeting, Date and Time:

TBD

Vice Chair Teresa Helm pointed out on the last page of the minutes, there is no “h” in her name.

Motion was made by Commissioner George to accept the consent agenda with the correction to Teresa Helm’s name. Second was made by Vice Chairman Teresa Helm. **Motion** carried unanimously.

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 Commission from taking any action on items not on the agenda, except to set them for consideration at a future date).

No public to speak.

6. Public Hearing Items:

Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Tonya Wiertzema, Nashwa Farms for a Use Permit for Agri-Tourism in an RR-2A (Residential: Rural 2-Acre Minimum Lot Size) District for an Event Facility. The property is approximately 60 acres and is located at 3500 W. Mahoney Road, Parcel No. 403-13-002A, in Camp Verde, Yavapai County, Arizona.

Declare Actions:

Public Hearing Open at 6:33 pm.

Call for Staff Presentation:

Town Planner Melinda Lee stated that the Commissioners had a field trip to the property on May 8th. This was an opportunity for Commissioners to ask general questions and see the property. The applicants are proposing to use the property for equestrian and other events. The events they have already held have been successful. The neighbors have been very supportive. Other organizations may use the property as well. The plan is to have approximately six to twelve events per year. Ms. Lee reviewed the criteria for a Use Permit and showed photos of the property. Staff supports this proposal and feels that it is a good fit for the property because it is a large parcel. The property will also have RV spaces that would be available for people attending the events.

Commissioner George asked if they are approving this based on the electrical and structural permits being approved. Ms. Lee stated that all permits have been submitted. Community Development Director Carmen Howard stated the Use Permit won't be valid until all permits are final.

Chairman Davis asked if the fire marshal has inspected the property. Ms. Howard stated the property is outside the Fire District.

Vice Chair Helm asked if the property owners are going to keep the bottom portion of the parcel agriculture. Ms. Wiertzema stated that yes, they are cutting hay on that portion right now.

Commissioner George stated that he hoped they would start advertising, and get the word out to let people know they are there. Ms. Wiertzema stated that the Grand Canyon Rodeo Association has asked if they would consider hosting an event in 2019 that they would love to do this but are waiting on the approval of permits.

Commissioner Blue stated that he used his GPS when he went out for the field trip and it only took him to corner of property, and got lost. He is suggesting they add a main entrance sign, or some kind of signage.

Call for Applicant Presentation: None needed.

Call for Comments from the Public: None present.

Call for Staff and/or Applicant Rebuttal/Clarification, if appropriate: No further comments

Declare Public Hearing Closed at 6:48 pm

Call for Commission Discussion: None

Call for Staff Comments: None

Call for Motion

Motion was made by Commissioner Norton to recommend to the Town Council regarding an application submitted by Tonya Wiertzema, Nashwa Farms for a Use Permit for Agri-Tourism in an RR-2A (Residential: Rural 2-Acre Minimum Lot Size) District for an Event Facility. Located at 3500 W. Mahoney Road, Parcel No. 403-13-002A, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner George.

Call for Discussion of Motion: None needed

Call for the Question: Motion passed unanimously

7. Current Events

(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 current events to discuss.

8. Staff Comments

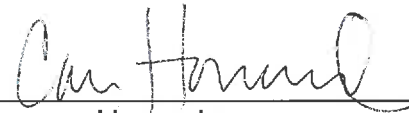
The next meeting is scheduled for June 7, 2018, if there is an application to review.

9. Adjournment

Motion was made by Vice Chairman Teresa Helm to adjourn the meeting. Second was made by Commissioner Blue. **Motion** carried unanimously. Meeting was adjourned at 6:50 PM



B.J. Davis
Chairman



Carmen Howard
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session & Public Hearing of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 10th day of May 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of May 2018.

Jennifer Reed

Jennifer Reed, Recording Secretary

