

**Regular Session & Public Hearing
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, DECEMBER 7, 2017
6:30 PM**

Because 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, Jim Hisrich and Chip Norton were present. Commissioner Dave Freeman was absent.

Also Present

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

3. Pledge of Allegiance

Vice Chair Teresa Helm 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 the Commission so requests.

a. Approval of Minutes:

November 9, 2017 – Special Session

b. Set Next Meeting, Date and Time: as needed

Motion was made by Commissioner Norton to accept the consent agenda as presented. Second was made by Commissioner Blue. **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

There were no comments from the Public.

6. Public Hearing and Discussion regarding; 1) Street Abandonment of the existing right-of-way for the Hualapai Drive entrance of the Rio Verde Vista Subdivision, from State Route 260 east to Hualapai Drive for a length of approximately 169.5 feet, splitting the property equally between the existing Tract "B" and Tract "C". 2) Dedication of the north 25' of Tract "B" in Rio Verde Vista Subdivision to the Town of Camp Verde as future right-of-way for Dickison Circle. 3) Approval of an Amended Plat of a portion of the Rio Verde Vista Subdivision done to correct survey errors contained on the original plat so that the aforementioned abandonments and dedications may be accurately done.

This item was pulled from the agenda.

7. Possible Recommendation to the Town Council regarding; 1) Street Abandonment of the existing right-of-way for the Hualapai Drive entrance of the Rio Verde Vista Subdivision, from State Route 260 east to Hualapai Drive for a length of approximately 169.5 feet, splitting the property equally between the existing Tract "B" and Tract "C". 2) Dedication of the north 25' of Tract "B" in Rio Verde Vista Subdivision to the Town of Camp Verde as future right-of-way for Dickison Circle. 3) Approval of an Amended Plat of a portion of the Rio Verde Vista Subdivision done to correct survey errors contained on the original plat so that the aforementioned abandonments and dedications may be accurately done.

This item was pulled from the agenda.

8. Public Hearing and Discussion regarding an application submitted by John Stoumbis, requesting an

amendment to the Town Zoning Map to change the zoning classification from C2-4 District (Commercial: General Sales & Service, 4,000- Square-Foot Minimum Lot Size) to C2 PAD (Commercial: General Sales & Service, Planned Area Development), to establish a Recreational Vehicle (RV) Park. The property is located at 27 W. Head Street, on Parcel 404-28-063J, in Camp Verde, Yavapai County, Arizona.

Actions:

Declare Public Hearing Open at 6:32 pm

Call for Staff Presentation:

Planner Melinda Lee stated the applicants are present tonight. She went on to explain that Mr. Stoumbis is proposing a small RV Park of approximately 9-10 spaces on a .42-acre parcel. Under the RV Park development regulations, the required space size of 1500 square feet would not permit this number of spaces; however, using the PAD process, the applicant was able to demonstrate that the recreational vehicle unit parking, vehicle parking, maneuverability, and proper separations may be achieved within reduced areas for the RV spaces. The spaces are proposed to be 37 ft x 25 ft; 925 square feet. There will be an on-site office with 2 parking spaces, restrooms, and laundry facility. The proposal was based on a similar RV Park, owned and operated by Mr. Stoumbis, in Cottonwood. The park will have access to city sewer and water. Ms. Howard explained this is a preliminary review of the site plan as part of the PAD process. There will be more details relating to the actual development of the site itself at a later time. This is to let the Commission know it functions.

Call for Applicant Presentation-

Applicant John Stoumbis thanked the Commission for their help and direction. He explained this is the preliminary zoning step. Commissioner Norton asked if he had a screening plan. Mr. Stoumbis would like to have trees be placed along street side and place oleanders between the apartment complex and property in the back. Commissioner Norton asked if this is a "long term stay park". Mr. Stoumbis explained he would rent the spaces on a weekly or monthly basis. This would help with the process if he would have to ask someone to leave. This would require a 24-hour notice instead of 30-day notice. Commissioner Hisrich asked if there was a maximum amount of days for per stay. Mr. Stoumbis stated, no, not as of yet. He explained he has strict guidelines to allow them to stay for a longer term. Commissioner Hisrich asked if there was a neighborhood meeting held to review the plan. Mr. Stoumbis stated that yes there was a neighborhood meeting and people asked about his background and expressed their traffic concerns. Mr. Stoumbis explained this is an adult RV Park (not for children). Children would be restricted for a long term stay. Chairman Davis asked if any of the residents from the four-plex or the house that is south of the proposed park, attended the Public Meeting. Mr. Stoumbis stated no.

Call for Comments from the Public:

Steve Irwin stated his question his question was answered; it was about the extended stay.

Call for Staff Rebuttal/Clarification, if appropriate – staff supports this application:

Nothing further.

Declare Public Hearing Closed at 6:52pm.

Call for Commission Discussion:

Commissioner George said he visited the applicant's RV Park in Cottonwood and said it looked nice. Commissioner Norton agreed and stated the property does look nice and the owners did a good job cleaning it up.

Call for Staff Comments:

Nothing further.

9. **Possible Recommendation to the Town Council regarding an application submitted by John Stoumbis, requesting an amendment to the Town Zoning Map to change the zoning classification from C2-4 District (Commercial: General Sales & Service, 4,000-Square-Foot Minimum Lot Size) to C2 PAD (Commercial: General Sales & Service, Planned Area Development), to establish a Recreational Vehicle (RV) Park. The property is located at 27 W. Head Street, on Parcel 404-28-063J, in Camp Verde, Yavapai County, Arizona.**

Actions:

Call for Motion:

Motion was made by Commissioner Blue to approve the application to change the zoning classification from C2-4 district (commercial: general sales & service, 4,000-square-foot minimum lot sizes) to C2 PAD (commercial: general sales & service, planned unit development), as requested by the property owner, John Stoumbis, to develop an RV Park. The property is located at 27 W. Head Street, on parcel 404-28-063J. Second was made by Commissioner George.

Call for Discussion of Motion:

None needed.

Call for the Question:

Motion carried unanimously.

10. **Public Hearing and Discussion regarding an application submitted by Withey Morris, PLC, requesting an amendment to the Town Zoning Map to change the zoning classification from PAD (Planned Area Development), R1L-5, R1L-8, and R1L- 35, (Residential: Single Family Limited, 5,000-, 8,000-, and 35,000-Square-Foot Minimum Lot Sizes), to R1 PAD (Residential: Single Family, Planned Area Development), for an approximately 173-acre, single family residential development and associated amenities; and to change the zoning classification from C2 (Commercial: General Sales & Service) to C2 PAD (Commercial: General Sales & Service, Planned Unit Development) for a one-acre parcel at the northwest corner of Finnie Flat Road and the proposed subdivision entrance. The property is located on the north side of Finnie Flat Road, just east of the State Route 260 intersection, and includes Parcels 403-23-102, 403-23-102U, 403-23- 104L, 403-23-432F, 403-23-432J, 403-23-104X, 403-23-103P, 403-23-429, 403-23-430B, 403-23-432C, 403-23-432D, 403-23- 432E, 403-23-415B, and 403-23-103X, in Camp Verde, Yavapai County, Arizona.**

Actions:

Declare Public Hearing Open at 6:55 pm.

Call for Staff Presentation:

CDD Carmen Howard gave the background on the Planned Area Development request. The subject property is approximately 172.5 acres generally located east of State Route 260 and north of Finnie Flat Road. The Property is largely vacant land, zoned PAD (Planned Area Development) for residential uses. The Property was originally zoned PAD in 1999 for a 360-acre commercial and residential development called "The Homestead at Camp Verde." The PAD was amended twice in 2005 and twice more in 2006 which effectively changed the zoning and densities on some of the parcels. In April 2006, the Town of Camp Verde approved a final plat for a portion of the property for site-built, single-family homes. As a result of the economic recession, plans for the development stalled and the property remains undeveloped. The developer, CFT Ventures, LLC, is acquiring a portion of the former Planned Community with the intention to develop the site for a new subdivision of manufactured homes and amenities, called Silverado at Simonton Ranch. The applicant proposes re-platting of a portion of the subdivision as well as rezoning the property to R1-PAD to allow new residential use types and standards. The proposed development will consist of a large, gated subdivision of single-family manufactured homes with nature trails, community amenities, and pathways to parks and the Verde River. The developer also plans on putting in a restroom and parking lot at the Homestead Trailhead for public benefit. This community is a proposed Senior Community, which the area study shows the need for this type of housing.

Ms. Howard stated the Clifton Group has put together a great plan. The applicant and town staff have done all the requirements relating to this request. They have not received any comments from the public. She explained that this step is the rezoning step and there will be another meeting for reviewing the plat and detailed Development Plan at a later date. According to the fiscal analysis, this development should generate substantial revenue for the Town of Camp Verde. Staff recommends this project.

Commissioner George asked if the roads will be private and could the town, at some time, be asked to take care of the roads. Ms. Howard stated the roads will be private but developed to town standards, in case the town would be asked to take care of them at a later date.

Call for Applicant Presentation:

Adam Baugh, Withey Morris, PLC, representing CFT Ventures, stated that he works in rural communities all over AZ. He stated the Town has a fantastic staff. He gave a brief presentation regarding the zoning request and

stated a more detail plan for the community will follow. He explained this is a “proposed” gated, senior living home plan with craftsman-themed homes. It will be developed in a series of phases. The houses will be sitting on normal sized lots, with normal yards. This community has been planned with quite a few amenities which include; trails for UTV’s & walking, BBQ’s, swimming pools, pickle ball courts and a barn that could be used for a farmer’s market & craft sales. Community garden areas are also drawn into the plan. The benefit back to the community would be the developer has planned on putting a parking lot with restrooms at the beginning of a trailhead that goes along the Verde River. He explained that not a lot has changed since the first plan was submitted. The only big change, is the developer is asking for manufactured homes as the housing types that would be offered. These homes would be made by CAVCO. The design of the homes is yet to be determined. He went on to explain that the homeowner would purchase the home but would lease the land from the property owner. Mr. Baugh explained there was a neighborhood meeting in advance before filing this application. They went ahead and did a wider notice area to get good feedback. He said a lot of people were unaware of the previous zoning approvals. The developer is anxious to begin this project.

Chairman Davis is excited about the community garden idea, and urges them to focus on keeping this idea. This is an agricultural community. One of the ways of keeping the rural identity is keeping the agriculture in the community and requested to make it a priority.

Commissioner Hisrich asked if the home owner could sell the home or move the home if decide didn’t want to stay. Mr. Baugh stated that this option is available but doesn’t see too many of the homes being removed because it is a senior living community. They assume most residents will want to stay.

Developer, Patrick Clifton stated he loved working with staff, and looks forward to making this project a reality. He would like to use the words “age restricted” instead of “senior living” to be able to include younger retirees. He stated that when he was planning for this project he kept coming back to “more for less” idea. He stated that planning amenities that you cannot find in other communities and providing affordable housing is a high priority. They have researched the average costs of the competition. This would be his Legacy Project. He hopes to keep the home prices between \$130,000-\$140,000, which is 25-30% less than the competition. He expects the land rent to be about \$450 per month. There is huge demand for affordable age-restricted homes for those people who want to move from Phoenix and be in a central location. He hasn’t done anything like this before but is partnering with people who have. He would like to start the project by early summer.

Brian O’Connor stated that this project is modeled after the Montesa Community, which is in Gold Canyon, AZ. In this community, one cannot tell the difference between neighboring stick built homes in the area.

Chairman Davis stated that this area needs more affordable housing for families. Would they consider that type of housing? Mr. Clifton stated there has been some conversations with Steve Ayers, and they have considered it but it would probably be a separate community. They will continue to explore this option with staff.

Mr. O’Connor stated this community would not have a HOA fee because it is relatively cheap to maintain the amenity spaces. Chairman Davis asked if the residents wanted to build another type of amenity, would they consider that; Mr. Clifton stated that if there is enough traction to build another amenity, and enough interest from community they would be open to that idea.

Jeff Severe, a CAVCO West representative stated these homes will be built in Phoenix. Chairman Davis asked what type of foundation they will be set on. Mr. Severe stated that 95% of manufactured homes sit on a pad or pier foundation. This is the typical set up. Wider units will require a larger foundation. They would then place a skirt around bottom and backfilled so the units will be at grade level. Chairman Davis asked what type of labor would be needed for site work. Mr. Severe stated that 15% of the work will be on site labor, which will utilize local labor. The need for local labor will depend on the pace of the homes being built.

Mr. O’Connor stated they would like to promote a “Front Porch” type of neighborhood or an “old school” front yard. Commissioner Blue asked if all the homes would have a garage. Mr. Clifton stated that everyone will have an enclosed carport, with an option to choose the garage upgrade. The add-ons and finishes will be up to homeowners.

Chairman Davis asked what kind of aesthetic they can count on. There will be 4-6 floorplans to choose from. Commissioner Blue asked if there would be enough guest parking. Mr. Baugh stated the plots are typical of a stick built homes with some on-site guest parking and plenty of space on the street for guests to park in front of home.

Call for Comments from the Public:

Dave and Vicky Stradling are in support of this community.

Rob Witt quoted studies and described three articles regarding why these homes would be appropriate for the area. Retirees and seniors like services and amenities. It will bring more jobs and income into the community.

Jay Lamereaux belongs to the Fuller Family, who were part of the original homesteaders. This community would benefit Camp Verde. He is in support of this proposal.

Memi Perkins, part of the original homesteader family as well, stated it is depressing to see empty store fronts. This is an exciting opportunity and the developer is committed to the project. She had high praise for CAVCO who stayed and took care of warranty work for Fleetwood when they went out of business. She feels CAVCO has quality construction and the designs are fabulous. She desires for the Town to push forward/move forward and make some money.

Call for Staff Rebuttal/Clarification, if appropriate – staff supports this application:

Ms. Howard wanted to emphasize that this is very much in line with the General Plan.

Declare Public Hearing Closed at 8:02pm.

Call for Commission Discussion:

Commissioner Blue wanted to clarify that there will only be a sidewalk on one side of the street. Ms. Howard stated that this should create more of a community atmosphere.

Call for Staff Comments:

No further comments.

11. **Possible Recommendation to the Town Council regarding an application submitted by Withey Morris, PLC, requesting an amendment to the Town Zoning Map to change the zoning classification from PAD (Planned Area Development), R1L- 5, R1L-8, and R1L-35, (Residential: Single Family Limited, 5,000-, 8,000-, and 35,000-Square-Foot Minimum Lot Sizes), to R1 PAD (Residential: Single Family, Planned Area Development), for an approximately 173-acre, single family residential development and associated amenities; and to change the zoning classification from C2 (Commercial: General Sales & Service) to C2 PAD (Commercial: General Sales & Service, Planned Unit Development) for a one-acre parcel at the northwest corner of Finnie Flat Road and the proposed subdivision entrance. The property is located on the north side of Finnie Flat Road, just east of the State Route 260 intersection, and includes Parcels 403-23-102, 403-23-102U, 403-23- 104L, 403-23-432F, 403-23-432J, 403-23-104X, 403-23-103P, 403-23-429, 403-23-430B, 403-23-432C, 403-23-432D, 403-23- 432E, 403-23-415B, and 403-23-103X, in Camp Verde, Yavapai County, Arizona.**

Actions:

Call for Motion:

Motion was made by Commissioner George to approve an application for zoning map change, as requested by the Withey Morris, PLC, to change the zoning classification from PAD (planned area development), R1L-5, R1L-8, and R1L- 35 (residential: single family limited, 5,000, -, 8,000-, and 35,000-square-foot minimum lot sizes) to R1 PAD (residential: single family, planned area development). The property is located on the north side of Finnie Flat Road, just east of the State Route 260 intersection, on parcels 403-23-102, 403-23-102U, 403-23-104L, 403-23-432F, 403-23-432J, 403-23-104X, 403-23-103P, 403-23- 429, 403-23-430B, 403-23-432C, 403-23-432D, 403-23-432E, 403-23-415B, and 403-23-103X. Second was made by Commissioner Norton.

Call for Discussion of Motion:

None needed.

Call for the Question:

Motion carried unanimously.

*** There Will Be No Public Input on the Following Items:**

12. **Discussion, direction to staff, and possible action relating to the siting of Off-site Marijuana Cultivation facilities in M1, M2 Districts – Resource: CDD Carmen Howard**

CCD Carmen Howard explained that currently town code allows for medical marijuana grow facilities in C3 Zoning. A grow facility doesn't benefit the town much because they don't generate tax revenue or create a lot of jobs. Grow facilities would be more appropriately situated in an M1 Zoning for industrial type zoning. Ms. Howard wanted to bring this to the Planning and Zoning Commission to get their recommendation as to whether or not to pursue this. Chairman Davis thinks it's a great idea. He has no problem restricting grow operations to M1, M2 Districts.

Commissioner Norton thinks it's a good idea and wanted to make sure Ms. Howard has checked with the attorney. Ms. Howard has checked with attorney and this is fine with him.

Direction was given to staff to put it on a future agenda.

13. **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.)

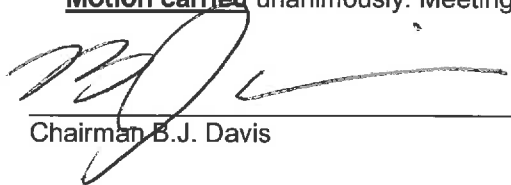
Chairman Davis stated he attended the Council Meeting and they approved the Animal Guardian Network without restrictions. He visited the facility in Cave Creek and is convinced that their motivation is not money but the care of the animals. He feels that they will not let it get out of control; the facility was clean and didn't smell. He is convinced that the right thing to do is to let Carrie self-manage the number of animals. He urged members to visit her facility in Cave Creek and visit her Facebook page.

14. **Staff Comments**

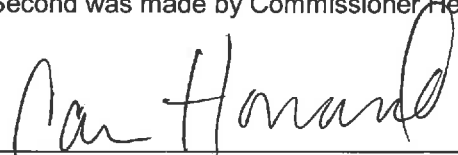
None.

15. **Adjournment**

Motion was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Helm. **Motion carried** unanimously. Meeting was adjourned at 8:13 PM



Chairman B.J. Davis



CDD-Carmen Howard

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 7th day of December 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of December 2017.

Jennifer Reed
Jennifer Reed, Recording Secretary