

*** ACTION TAKEN ***

**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

Declare Public Hearing Closed at 6:52pm.

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:

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.

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.

Declare Public Hearing Closed at 8:02pm.

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:

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), R11-5, R11-8, and R11-35 (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, 403-23-104I, 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.

Motion carried unanimously.

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

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

13. Current Events

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