

ACTIONS TAKEN
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY DECEMBER 3, 2015
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**
The meeting was called to order at 6:29 PM.
2. **Roll Call**
Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Norton, Hisrich and Burnside are present. Commissioner Parrish is absent.
3. **Pledge Of Allegiance**
The Pledge was led by Commissioner Burnside.
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.
 - a. **Approval of Minutes:**
November 12, 2015 – General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
As Needed

A Motion to Approve the Consent Agenda was made by Commissioner Hisrich, and was seconded by Commissioner Burnside. All Commissioners are in favor, motion passes 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, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150310, an application submitted by Mr. Philip Moreau, managing member of the Verde River RV Resort - Sedona LLC, owner of parcels 403-19-205 which is 11.46 acres, 403-19-013H which is 3.7 acres, 403-19-013J which is 9.29 acres, 403-19-207 which is 1.81 acres, 403-19-013Q which is 2.46 acres, for a total of 28.72 acres located at 1472 W Horseshoe Bend Drive in Camp Verde, Yavapai County, Arizona. The property owner is requesting an amended Use Permit, in perpetuity, for all parcels, for the Verde River RV Resort, formerly known as the Camp Verde RV Resort, which will consist of one hundred fifty (150) RV sites, three (3) bath houses, one (1) operations/reception center, one (1) recreation building, one (1) maintenance building, one (1) propane fill station, one (1) pump station, one (1) wastewater treatment plant, one (1) elevated spa, one (1) miniature golf area, two (2) dog parks, two (2) pickle ball courts, one (1) playground with basketball court, one (1) horseshoe pits, and one (1) additional well. A Recreational Vehicle Park is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit.**

A Motion by Commissioner Burnside, Seconded by Commissioner Blue was made to Recommend for Approval to Council on Use Permit 20150310, an application submitted by Mr. Philip Moreau,

managing member of the Verde River RV Resort - Sedona LLC, owner of parcels 403-19-205 which is 11.46 acres, 403-19-013H which is 3.7 acres, 403-19-013J which is 9.29 acres, 403-19-207 which is 1.81 acres, 403-19-013Q which is 2.46 acres, for a total of 28.72 acres located at 1472 W Horseshoe Bend Drive in Camp Verde, Yavapai County, Arizona. The property owner is requesting an amended Use Permit, in perpetuity, for all parcels, for the Verde River RV Resort, formerly known as the Camp Verde RV Resort, which will consist of one hundred fifty (150) RV sites, three (3) bath houses, one (1) operations/reception center, one (1) recreation building, one (1) maintenance building, one (1) propane fill station, one (1) pump station, one (1) wastewater treatment plant or other approved sanitary system as approved by the Yavapai County Environmental Services Unit, one (1) elevated spa, one (1) miniature golf area, two (2) dog parks, two (2) pickle ball courts, one (1) playground with basketball court, one (1) horseshoe pits, and one (1) additional well. A Recreational Vehicle Park is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit.

All Commissioners were in favor, and the motion passed unanimously.

7. **Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending the requirements of Part Two – Zoning Classifications, Section 203 – Use District, Subsection D. R-R District (Residential-Rural), (Formerly RCU), Item 3f. “Agri-Tourism”, and Part Two – Zoning Classifications, Section 203 – Use Districts, Subsection N. AG District, Item 3a. “Agri-Tourism”.**

A motion made by Commissioner Burnside, seconded by Vice Chairman Freeman was made to recommend for Approval to Council a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending the requirements of Part Two – Zoning Classifications, Section 203 – Use District, Subsection D. R-R District (Residential-Rural), (Formerly RCU), Item 3f. “Agri-Tourism”, and Part Two – Zoning Classifications, Section 203 – Use Districts, Subsection N. AG District, Item 3a. “Agri-Tourism”.

All Commissioners were in favor, and the motion passed unanimously.

There Will Be No Public Input On The Following Items:

8. **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.)

There were no Current Events to discuss.

9. **Staff Comments**
There were no Comments from Staff.

10. **Adjournment**
A Motion made by Commissioner Burnside, seconded by Vice Chairman Freeman was made to adjourn the meeting. All Commissioners were in favor, and the motion passed unanimously. Meeting was adjourned at 7:53 PM.