

DRAFT MINUTES
SPECIAL SESSION & PUBLIC HEARING
TOWN OF CAMP VERDE PLANNING & ZONING COMMISSION
473 S. MAIN STREET , ROOM 106, CAMP VERDE, AZ 86322
THURSDAY, APRIL 12, 2018 6:30 PM

All Commission meetings will end at 9:00 p.m.; any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Vice Chairman Teresa Helm called the meeting to order at 6:30 p.m.

2. Roll Call

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

Also Present

Town Planner Melinda Lee, Building Official Robert Foreman, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Vanlandingham 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:

February 8, 2018 – Special Session

b. Set Next Meeting, Date and Time:

May 10, 2018 – Special Session (Tentative)

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

6. Public Hearing Items:

6.a: Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Harry Hansen, for a Zoning Map Change from C2 (Commercial: General Sales & Service) to M1 (Industrial: General) for an Automobile Storage Yard. The property is 1.08 acres and is located just north of the intersection of Industrial Drive and Davidson Drive, Parcel No. 403-22-041B, in Camp Verde, Yavapai County, Arizona.

Declare Actions:

Public Hearing Open: 6:32 pm

Call for Staff Presentation:

Town Planner Melinda Lee gave a presentation regarding the proposed action. Mr. Hansen was in the marked to purchase a vacant lot for a vehicle storage lot. This property was chosen due to its change in elevations, allowing a parcel split and obscured nature of the lot at the lower elevation. He will be

using this property while he accumulates vehicles, and then when there are enough, they will be shipped elsewhere. Ms. Lee stated that his representative, Steve Ewing, was present to talk more about what he plans to do.. He is requesting a rezone on lower lot only, from C2 to M1; it already adjoins other M1 parcels. The upper lot would retain the C2 and adjoins other C2/C3 parcels. Ms. Lee stated that staff supports this change and it complies with the General Plan.

Call for Applicant Presentation:

Steven Allan Ewing General Manager for U-Pick-It. Mr. Ewing explained the company is a major industrial recycler and that the automobile is the number one consumer product in the United States. It has more products to recycle than any other item. His company purchases vehicles from various places and they will use this lot to hold them until he is able to bring them to the processing facility in Prescott Valley.

Commissioner Hisrich asked if these are un-restorable vehicles or junk cars. Mr. Ewing stated that they are. Commissioner Hisrich asked how this differs from salvage a yard. Mr. Ewing stated that it doesn't differ very much; however, this is just a holding yard until they can ship them off for processing.

Commissioner George asked if they would have a problem getting an 18-wheeler into the lot. Mr. Ewing stated that this parcel works for this purpose because there will not be a lot of cars there at one time and they can move around well.

Commissioner Norton asked if the site will be fenced and screen. Mr. Ewing stated there will be a privacy-screened, maximum-height fence. The property will be locked and only accessible by employees -- this is not resale lot. Mr. Ewing explained that "U Pick It" in Prescott Valley their primary site in Arizona. Vehicles take 90 days to process.

Vice Chairman Helm asked how long vehicles stay on the lot before they are moved. Mr. Ewing explained that a truck will could possibly take a load two to three times per week. They don't want them stored long term. Vice Chairman Helm asked if this is the only location in Verde Valley; Mr. Ewing stated yes but they do have one in Flagstaff.

Commissioner George stated he drove by the parcel and it looks like a perfect spot for what Mr. Hansen is proposing.

Call for Comments from the Public: None

Call for Staff and/or Applicant Rebuttal/Clarification: Staff supports this proposal.

Declare Public Hearing Closed at 6:45 pm.

Call for Commission Discussion: None

Call for Staff Comments: None

Call for Motion:

Motion was made by Commissioner Vanlandingham to recommend approval to the Town Council for an application submitted by Harry Hansen, for a Zoning Map Change from C2 (Commercial: General Sales & Service) to M1 (Industrial: General) for an Automobile Storage Yard. The property is 1.08 acres and is located just north of the intersection of Industrial Drive and Davidson Drive, Parcel No. 403-22-041B, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Blue.

Call for Discussion of Motion

None needed

Call for the Question

Motion passed unanimously

6.b: Public Hearing, Discussion, and Possible Recommendation to the Town Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending Section 203: Use Districts, to revise the site location of Medical Marijuana Dispensaries to C3 Districts only and to remove Medical Marijuana Off-Site Cultivation Location/Facilities from C3 Districts.

Declare Actions:

Declare Public Hearing Open: 6:46 pm

Commissioner Vanlandingham recused himself because he owns C3 land; he stepped outside.

Call for Staff Presentation:

Town Planner Melinda Lee stated that medical marijuana cultivation facilities are permitted in C3 Districts and there have been a number of requests to open up more facilities. Continuing to allow these facilities in C3 Districts could take away from prime commercial property; these facilities tend to be large and don't bring in tax revenue. Before any more applications come in, staff would like to do something restrict them to M1/M2 Districts, where they would still have access to large parcels but be removed from prime properties.

Ms. Lee referred to the map in the packet showing the C2/C3 commercial districts mostly along State Route 260. The General Plan prefers SR 260 for the main location for commercial uses. She pointed out that the industrial districts are situated behind the commercial zones and still have access to the main roads and large parcels.

Ms. Lee stated there are no dispensaries in the Town of Camp Verde yet -- the potential is there. Dispensaries are allowed in C2/C3 Districts; staff is recommending to move the dispensaries into the C3 Districts only because of security issues. Medical marijuana cultivation sites and dispensaries are required to ask the Town for a Zoning Verification which confirms if it is an allowed use or within 500 feet of a child care facility or school. Staff wanted to make these changes as soon as possible to make the process easier in long run.

Commissioner George stated that he has visited stores and said they are very nice. He took pictures and brought to the Council previously, to show them the cleanliness and security. He would like to see a dispensary in Camp Verde.

Call for Applicant Presentation: None

Call for Comments from the Public: None

Call for Staff Rebuttal/Clarification, if appropriate: Staff supports this action.

Declare Public Hearing Closed at 6:57pm.

Call for Commission Discussion:

Call for Staff Comments: Ms. Lee stated there are currently four cultivation facilities in the Town and three of them are in C3 Districts. They will not be forced to move. Vice Chairman Helm stated this seems like this is a good time to move them before there are too many.

Call for Motion

Motion was made by Commissioner George to recommend approval to the Town Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending Section 203: Use Districts, to revise the site location of Medical Marijuana Dispensaries to C3 Districts only and to remove Medical Marijuana Off-Site Cultivation Location/Facilities from C3 Districts. Second was made by Commissioner Norton.

Call for Discussion of Motion: None needed.

Call for the Question

Motion passed 5-0 with Commissioner VanLandingham abstaining.

11. 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.)

Vice Chairman Helm stated that on April 21st there will be Earth Day activities at Veterans Park by Cliff Castle Casino.

12. Staff Comments

Ms. Lee would like to know if anyone is interested in a current copy of Planning and Zoning Ordinances and the General Plan. They will have it printed and bound if the Commissioners would like them.

13. Adjournment

Motion was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Vanlandingham. **Motion** carried unanimously. Meeting was adjourned at 7:03 PM

Theresa Helm
Vice Chairman

Carmen Howard
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 12th day of April 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of April 2018.

Jennifer Reed
Jennifer Reed, Recording Secretary