Minutes
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY FEBRUARY 05, 2015
6:30 PM

1. **Call to Order**
   Chairman Davis called the meeting to order at 6:30 pm.

2. **Roll Call**
   Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, Hisrich and Parrish.
   Absent: Commissioner Norton

   Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
   Commissioner Hisrich 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.

   a. **Approval of Minutes:**
      No minutes for approval
   b. **Set Next Meeting, Date and Time:**
      February 12, 2015
      February 26, 2015

   On a motion by Blue, seconded by Freeman, Commission unanimously approves the Consent Agenda.

5. **Call to the Public for Items not on the Agenda**
   No Public Comment.

6. **Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Zoning Map Density Change 20140324, an application submitted by Ms. Patricia Janousek owner of parcel 403-19-115B, which is 0.76 acres. The property owner is requesting to go from zoning R1-35 (density 35,000 square feet minimum lot area per dwelling) to R1-10 (density 10,000 square feet minimum lot area per dwelling). The property is located at 1624 W. Stagecoach Dr.**

   On a motion by Blue, seconded by Freeman, Commission voted unanimously for approval to Council on Zoning Map Density Change 20140324, an application submitted by Ms. Patricia Janousek owner of parcel 403-19-115B, which is 0.76 acres. The property owner is requesting to go from zoning R1-35 (density 35,000 square feet minimum lot area per dwelling) to R1-10 (density 10,000 square feet minimum lot area per dwelling). The property is located at 1624 W. Stagecoach Dr.

   Owens gave a description and history of the property and brief overview of the applicant's request. Owens explained that the request for change would also bring the property into compliance with the Planning and Zoning Ordinance, at the current property is not in compliance. Owens indicated that the town received 6 letters of support from surrounding neighbors regarding the application.

   Blue voiced concern regarding meeting setback requirements, Jenkins assured it would be met.

Freeman questioned the size of parcels in the surrounding area. Owens explained the sizes and then gave an explanation of why the zoning ordinance and parcel size is not met on the surrounding properties and explained there is a provision specifically for the area of which the Community Development Director may make adjustments to the setback requirements based on legal non-conforming zoning issues. Owens did explain that with the zoning map density change they would be in compliance and conformating with the current zoning.

Davis asked if the property line would need to be 5 feet from any septic as requested by the Yavapai County Environmental Services, the applicant explained that the requirements are already met.

Jenkins explained that there is a process to ensure the applicant will meet all requirements and setbacks.

There will be no Public input on the following Items:

7. Commission Informational Reports:

Burnside questioned who oversees the amendment of the Simonton Ranch PAD and if Commission would be reviewing the process.

Davis reported that he attended a public meeting at the Crystal Lattice held by Steve Ayers regarding the General Plan and was pleased with the turn-out. Davis indicated he received good feedback from local business owners and public regarding the progress of the General Plan and the Character Area's.

8. Staff Comments

None.

9. Adjournment

On a motion by Parrish, seconded by Freeman, the meeting adjourned at 6:45 pm.

Chairman B.J. Davis

Planning & Zoning

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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 5th day of February, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2 of April, 2015.

Marie Moore, Recording Secretary