

**Minutes**  
**Regular Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY MAY 01, 2014**  
**6:30 PM**

1. **Call to Order**  
Chairman Davis called meeting to order at 6:35 p.m.
2. **Roll Call**  
Chairman Davis, Commissioners Norton, Freeman and Hough present;  
Absent: Commissioners Hisrich, Blue, and Parrish.  
**Also Present**  
Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**  
Commissioner Hough 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:**  
**April 03, 2014 Special Session**  
**Hough Norton**
  - b. **Set Next Meeting, Date and Time:**  
**June 05, 2014 – Special Session**

On a Motion by Hough, seconded by Norton, the Consent Agenda was unanimously approved by the Commission.

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 Input
6. **Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Ramada, Recreation area and spa, 12 Park Model Units and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.**  
On a Motion by Hough seconded by Norton Commission recommends approval to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Ramada, Recreation area and spa, 12 Park Model Units and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.

1. **Staff Presentation**

Jenna Owens gave a brief history overview of the property stating that the original permit was issued in 2004 with a 10 year limit. In that time period there have been no complaints filed. The proposed application includes the addition of 10 more RV storage spaces, laundry/utility building and 12 Park Models. It is the staff recommendation to approve the proposed Use Permit.

2. **Declare PUBLIC HEARING OPEN**

Call for APPLICANT'S STATEMENT

Applicant Gary Tulin thanked the commission for their consideration of the Use Permit and stated he is available to answer any questions.

Call for COMMENT FROM OTHER PERSONS (either in favor or against)  
No Comments

Call for APPLICANT'S REBUTTAL (if appropriate)  
No Rebuttal

3. **Declare PUBLIC HEARING CLOSED**

Call for Commission DISCUSSION (may ask questions of applicant)

Chairman Davis inquired about the specific size of the storage space needed as well as if there is an additional need for sewer systems if the permit is approved.

Applicant, Gary Tulin, explained that the storage area requested is movable and manageable, consisting of bare ground on the back side of the property, using approximately 12x50 spaces. The current sewer system is approved for 73 spaces, but the property will need power and sewer for the future laundry facility.

Call for STAFFCOMMENTS

Commissioner Hough stated he remembered the original approval of the Use Permit issued in 2004, felt that it has been a success and sees no opposition today.

Call for DISCUSSION OF MOTION

Call for QUESTION

ANNOUNCE ACTION TAKEN with Findings of Fact

7. **Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres. The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.**

On a Motion by Hough, seconded by Freeman, the Commission unanimously voted to recommend to Council Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which

would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr. Including the presented stipulations for events over 300 people must include a traffic control plan. The applicant's event chart depicting the number of events in a calendar year is also to be included in the stipulation.

**1. Staff Presentation**

Jenkins reviewed the staff report and referred to outline of the number of events and participants proposed by the applicant. The prior request for a helicopter landing point has been removed; the staff have reviewed the parking plan and event chart. Staff stated that an event plan be submitted to the Community Development Department for review regarding a detailed description of what precautions and actions will be followed for the specific event in order to address the following critical concerns: Event Hours, Traffic Flow, Parking, Noise, Dust Abatement, Trash Service, in the event and in the neighborhood, Sanitation, Security and Emergency Services. for events over 300 participants. Staff recommend the approval of the use permit with the stipulations listed in the staff report.

**2. Declare PUBLIC HEARING OPEN**

Call for APPLICANT'S STATEMENT

None

Call for COMMENT FROM OTHER PERSONS (either in favor or against)

Stuart Peterson stated that the requested ice-skating rink is new to the application and stated his concern about excessive water usage and the effect it would have on the aquifer of the area, as well as the number of events that is being requested. He stated he was happy that the helicopter landing point had been removed, but still remains concerned with the excessive usage of the roadway which is currently designed for servicing a small residential community. Peterson stated an objection to the request for the use permit to be "in perpetuity" as the impact of the expansion of events is unknown at this time and recommends a time limit of 7-10 years with diligent consideration of road and water usage.

Reyna Stevens stated her concern for the Use Permit "in perpetuity" and requested a review process be considered. Stevens also stated she hoped there would be adequate control from the Town regarding the event planning.

Community Development Director Mike Jenkins clarified that the ice-skating rink was previously proposed in the first application and there are nuisance restrictions that must be abided by, if any of the commissions recommendations are violated the town has the ability to void the use permit. The town will attempt to assist the permit holder in regaining compliance before revoking the permit.

Chairman Davis inquired if the permit remains with the current owner or the property.

Jenkins clarified that the permit always remains with the property.

Call for APPLICANT'S REBUTTAL (if appropriate)

Bill Moore stated that if the ice-skating rink were to be considered by the owner, it would be a portable rink only in use during the holiday season. Moore stated he did not have specific information regarding the amount of water usage or a cooling system for the rink. There have not been specific

plans for the rink discussed, but he is aware of other options including rinks that do not have ice. In regards to the request for perpetuity, the proposal may seem intimidating but when considered, there is no difference from the last five years of operation other than a few large events. There are avenues to stop something if there are complaints and it is their hope that the request for perpetuity is granted.

**3. Declare PUBLIC HEARING CLOSED**

Call for Commission DISCUSSION (may ask questions of applicant)

Commissioner Hough stated he is very comfortable with the application and stated he feels it is ready.

Commissioner Norton requested clarification that if the conditions of the use permit are violated, due to complaints filed, the town has the ability to revoke the permit.

Jenkins stated that regardless, if there is a nuisance violation, it will be acted on, but if stipulated, the permit can be revoked. Jenkins requested to include the event numbers table on page 2 in the motion as it is an addition that was not written in.

Commissioner Freeman recommended that a specific traffic flow assistance or management plan be included with the event plans submitted.

Call for STAFFCOMMENTS

Call for MOTION

Shorty Graham from Jock Pot Ranch informed the commission that the ranch was the first entity to enact laser leveling of the land for the irrigation for water conservation and the ranch has continued to do that. The Ranch is very active in water conservation.

Call for DISCUSSION OF MOTION

Call for QUESTION

ANNOUNCE ACTION TAKEN with Findings of Fact

**There will be no Public input on the following items:**

- 8. Commission Informational Reports:** 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.

No Information Reports given

- 9. Staff Comments**

No Staff Comments

- 10. Adjournment**

On a Motion by Freeman, seconded by Hough, the meeting was adjourned at 7:27 p.m.

  
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 6<sup>th</sup> day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12 of June, 2014.

  
Marie Moore, Recording Secretary