

MINUTES DRAFT
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY SEPTEMBER 2, 2010
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Chairperson Butner, Commissioners Hough, Buchanan, Parrish, Freeman and Norton were present; Vice Chairperson Hisrich was absent.

Also Present: Town Manager Russ Martin, Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Margaret Harper.

Following the roll call, Asst. Planner Owens introduced Town Manager Russ Martin to the Commission, after which she outlined the qualifications and experience of each member by way of introduction to the Town Manager.

3. **Pledge of Allegiance**
The Pledge was led by Norton.

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:**
August 5, 2010 Special Session
 - b. **Set Next Meeting, Date and Time:**
As NeededOn a motion by Hough, seconded by Norton, the Consent Agenda was unanimously approved as presented.

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. **Public Hearing & Discussion and Possible recommendation on UP 2010-01, a Use Permit 2010-01, for Rainbow Acres to add the following activities on parcel 403-17-001M, 403-17-001L & 403-17-001K: Allow the manufactured unit on the property to remain for the use of the Health and Wellness Program. Equestrian Center and Corrals for "Total Equine Training."**

Charter School for alternative education for 30-60 students, ages 14-22yrs, 9-12 grades. Rainbow Acres is requesting a Use Permit with no time limit. This is a Ranch Style Community for adults with developmental disabilities located at 2120 W. Reservation Loop Rd.

On a motion by Hough, seconded by Buchanan, the Commission unanimously recommended approval of Use Permit 2010-01, for Rainbow Acres to add the following activities on parcel 403-17-001M, 403-17-001L and 403-17-001K: To allow the manufactured unit on the property to remain for the use of the Health and Wellness Program, Equestrian Center and Corrals for "Total Equine Training," Charter School for alternative education for 30-60 students, ages 14-22 years, 9-12 grades; the Use Permit to have no time limit on it; the property is located at 2120 W. Reservation Loop Road.

STAFF PRESENTATION

Asst. Planner Owens reviewed in detail the background information and history of the development, growth and use of the Rainbow Acres ranch style community dedicated to working with adults with developmental disabilities. Owens projected a slide showing the manufactured home identified as the "Health Clinic" that is being requested to be allowed to remain permanently; the current Use Permit allowing the structure to be in place will expire this year. Owens also detailed the additional uses requested to allow construction of an equestrian center and corrals in connection with creating a Total Equine Training program for the ranch residents ("Ranchers"), with construction to be accomplished in two phases. Owens described the planned Charter School for ages 14 to 22 to complete grades 9 through 12, the special emphasis of which will be to empower the Ranchers to live to their fullest potential with dignity and purpose. The earliest classes would open in August 2012.

Two neighbors attended the required meeting held on July 15, 2010, and neither had any questions. No responses have been received following the letters sent to adjacent property owners within 300 feet of the subject parcels. The only agency responses received consisted of the Building Official's requirement that any change of use or expansion of the existing manufactured home or new structures will require building permits and would need to meet current building codes at the time of such change of use. Yavapai County Environmental Services commented on the possible need for a form of sanitary sewage disposal, if restrooms are planned for the new barn, or new buildings constructed as part of the charter school.

Staff was questioned about the RCU2A zoning, and whether a PAD zoning would be better and would have eliminated the need for the applicant to go through the Use Permit process so many times in the past. Acting Community Development Director Jenkins explained that the applicant would still have to go through the public hearing process. A Use Permit could be granted in perpetuity; however, staff would still have the discretion to void that Use Permit if any violations would occur. Jenkins also pointed out that although mobile homes are allowed in the RCU2A zone for single-family residential use, if the use becomes commercial, such as a mobile home park, a Use Permit is required, and that would apply to Rainbow Acres. As for the requirement that the Use Permit for the manufactured home was to expire this year, Commissioner Freeman recalled that at the time of approving the Use Permit there had been some questions that were subsequently satisfactorily resolved through inspections and rechecks.

PUBLIC HEARING OPEN

Applicant's Statement

Applicant's agent Steve Ricci explained that the manufactured home is primarily used as a central record-keeping facility; no medical care, other than weigh-ins, blood pressure checks or first aid, is given. Staff also clarified the comments from the Building Official regarding any changes or expansion of use. Mr. Ricci confirmed that the planned use of the structure is not changed or increased in any way, and building permits will be obtained for the equine center structure. During the Commission's discussion with Mr. Ricci, Owens noted that since the first Use Permit was granted in 1995, the files indicate that there have been no complaints or violations of any Use Permit requirements. There was some discussion about referring to the "Health Clinic" by a different term, such as a "Medical Administrative Building." In response to a question regarding the request for a permanent Use Permit, Jenkins said that the Ordinance would allow any time limit, but the Use Permit could be immediately voided in the event of any violation. Mr. Ricci also confirmed that no major future changes beyond what is being requested are anticipated or planned; he said he had no further comments and that everything seems to have been covered.

COMMENT FROM OTHER PERSONS

Gary Shuster, owner of Jackpot Ranch located adjacent to Rainbow Acres, said he had no objection whatsoever to the subject plans or the request for the Use Permit; he asked about the time limits for Phases 1 and 2 of development of the equine center and Mr. Ricci explained that the construction would cover approximately 5 years. Mr. Shuster commented on the consistent excellent quality of the Rainbow Acres facilities, and offered his opinion that there should be some consideration to changing or redefining the zoning, making it easier for Rainbow Acres to make improvements or additions.

PUBLIC HEARING CLOSED

Commission Discussion

Jenkins reminded the Commissioners of the recent construction of the Community Center, which he described as a fabulous cafeteria and activities area, including open meeting recreation areas. He added that most of the property has been fairly well built-out; they are allowed to accommodate 170 Ranchers, and the current enrollment stands at slightly over half of that. Mr. Ricci said that the charter school will possibly provide the opportunity for students from the outside to also attend. There was further discussion regarding the proposed barn, and confirmation that the structure will have to meet the current Building Codes, and no one will be occupying it. Since the manufactured home in the past Resolutions has been referred to as the "Health Clinic," after further discussion it was decided to continue to identify it as such.

7. Commission Informational Reports:

Parrish reminded everyone about the upcoming events, including Fort Verde Days, the Pioneer Picnic, and the Colonel's Daughter judging on September 26th at the Fort.

8. Staff

Owens noted that a couple of Use Permit applications will be coming forward, but will not be ready for next month. Another draft on the Code re-write project is

ready; Owens will make sure the members get copies if requested. Another meeting will be held on September 21.

9. Adjournment

On a motion by Parrish, seconded by Buchanan, the meeting was adjourned at 7:26 p.m.

Joe Butner, Chairman

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 Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 2nd day of September 2010. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2010.

Margaret Harper, Recording Secretary