

**MINUTES  
COUNCIL HEARS PLANNING & ZONING MATTERS  
MAYOR AND COUNCIL  
COUNCIL CHAMBERS  
WEDNESDAY, JANUARY 23, 2013  
6:30 P.M.**

**Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Council 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**

Mayor Burnside, Vice Mayor Kovacovich, Councilors Whatley, George, Jones and German were present; Councilor Baker was absent.

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

**3. Pledge of Allegiance**

The Pledge was led by Owens.

**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 Council requests.

**a) Approval of the Minutes:**

1) Special Session – January 9, 2013

**b) Set Next Meeting, Date and Time:**

1) January 30, 2013 at 4:30 p.m. – CIP Work Session

2) February 6, 2013 at 6:30 p.m. – Regular Session

3) February 20, 2013 at 6:30 p.m. – Regular Session

4) February 27, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters

On a motion by Kovacovich, seconded by George, the Consent Agenda was unanimously approved as presented.

**5. Special Announcements & Presentations.**

There were no special announcements or presentations.

**6. Council Informational Reports**

**Whatley** said she attended the second year of the Martin Luther King march in Camp Verde, bigger this year and a very organized event. Following the march, there were opportunities to sign up to participate in various public service projects; Whatley anticipates that the event will be even bigger and better next year.

**George** commented that he picked up trash that day.

**Jones** reported on her attendance at the Chamber of Commerce Board of Directors meeting on Tuesday; the main topic discussed involved the status of their funds; Freeman has resigned and new Board members and volunteers are being sought. Linda Harvey, office secretary, has also resigned, and they are looking to fill that position as well.

**7. Call to the Public for items not on the agenda.**

There was no public input.

**8. Public Hearing and discussion, consideration, and possible approval of Ordinance 2013-A387, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the**

**Zoning Map of the Planning & Zoning Ordinance for parcel 404-26-032 consisting of approximately 1.31 acres from R1-10 (Residential) to a zoning of RS (Residential and Services). The location of the property is 671 S. 4<sup>th</sup> Street. Staff Resource: Mike Jenkins**

On a motion by Burnside, seconded by German, the Council unanimously approved Ordinance 2013-A387, as recommended by the Planning & Zoning Commission.

#### **STAFF PRESENTATION**

Asst. Planner Jenna Owens reviewed the background of the subject property, Sunland RV Park, now owned by Gregory Blue, who purchased the property with the intent of providing long term and affordable housing. Pursuant to the current Planning & Zoning Ordinance, the existing R1-10 zoning does not allow for Recreational Vehicle Parks. Mr. Blue would like to bring the property into compliance and make improvements; by rezoning to the RS District, Recreational Vehicle Parks would be allowed, with a Use Permit. Following approval of the Zoning Map Change, an application for a Use Permit will be submitted to set stipulations for the use of the property. Once the Zoning Map Change and Use Permit are in place, the parcel will be in compliance with the current Planning & Zoning Ordinance.

Owens added that the applicant and staff have completed the required notifications to Agencies and adjacent property owners. The required public meeting was held on October 18, 2012, in order for the property owners to express their concerns and comments, none of which was directly related to the Zoning Map Change; those comments were noted in the staff report that was included in the agenda packet.

The Planning & Zoning Commission held a meeting on January 3, 2013, and a formal recommendation to Council was made to approve the Zoning Map Change as requested. In conclusion, this property has been out of compliance for some time, and approval of the requested Zoning Map Change to RS will bring this property into compliance with the current Planning & Zoning Ordinance.

#### **PUBLIC HEARING OPEN**

**Ed Collins** said he understands that questions are not allowed at these meetings, but he just needs someone to define what is meant by "services," as in "residential and services" in a residential area; what services would that include.

Burnside requested Jenkins to respond to the question. Jenkins noted that, first of all, the area is residential, and secondly, it allows for services, but not those commercial services that create a negative impact on surrounding neighborhood areas. The RS zone allows certain services ; for instance, bed and breakfast, community parks, educational institutions, residential businesses, historical landmarks, nursing homes, offices, to list a few. Mr. Collins had no further questions.

There was no further public input.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

Burnside opened the discussion with a request to staff to define "a Recreational Vehicle Park," as it is defined in the Town Code. Owens replied that there is only a definition for "Recreational Vehicle." Burnside said his concern is that the subject property is being referred to as a Recreational Vehicle "Park" when there is nothing in the Town Code that defines such. He asked will it be a Mobile Home Park, Travel Trailer Park, will the size of the vehicle or length of stay be considered? Owens explained that when a Recreational Vehicle Park is being applied for, the Town Code specifies the size required for each space, and in applying for a Use Permit, a Letter of Intent from the applicant is required, and length of stay would be considered. Burnside said that the discussion at the time of applying for a Use Permit promises to be interesting, and requested that staff do some research regarding his questions.

9. **Call to the Public for items not on the agenda.**  
There was no public input.

10. **Manager/Staff Report**  
There was no Manager/staff report.

11. **Adjournment**  
On a motion by German, seconded by Jones, the meeting was adjourned at 6:45 p.m.

  
\_\_\_\_\_ 2-6-13

Bob Burnside, Mayor

  
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Margaret Harper, Recording Secretary

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on the 23<sup>rd</sup> day of January 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7 day of February, 2013.

  
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Debbie Barber, Town Clerk