

MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY APRIL 04, 2013
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 Norton, Vice Chairperson Blue, Commissioners Hisrich, Gordon, Parrish, and Hough were present; Commissioner Freeman was absent.
3. **Pledge of Allegiance**
The Pledge was led by Parrish.
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:**
02-07-2013 Special Session
 - b. **Set Next Meeting, Date and Time:**
05-02-2013 Regular SessionOn a motion by Hough, seconded by Blue, the Consent Agenda was unanimously approved as presented.

On a motion by Hough, seconded by Blue, the Commissioners unanimously voted to amend the original motion, deleting the words, "Community Development Director" from the first sentence under Commission Discussion, second page.

Chairperson Norton pointed out that the Minutes of February 7, 2013, on the second page under Commission Discussion, included the words, "Community Development Director," in error, and should be corrected accordingly. A discussion was held on the issue, after which a motion was made, and passed, to amend the original motion for approval of the Consent Agenda, and a vote was then taken on the original motion.
5. **Call to the Public for Items not on the Agenda**
There was no public input.
6. **Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 20130046, an application submitted by Mr. Scott Cauty – Attorney General and Ms. Rachel Hood – Manager, agents for the Yavapai-Apache Nation, owners of Distant Drums RV Resort. This Use Permit will replace the expired Use Permit 2002 537. Distant Drums is requesting additional uses to be approved. There is a request for Use Permit 20130046 to be in perpetuity. The property is located on parcel 404-17-030A at 583 W. Middle Verde Road.**
On a motion by Hough, seconded by Blue, the Commission unanimously recommended to the Council approval of Use Permit 20130046 as submitted.

STAFF PRESENTATION

Asst. Planner Owens reviewed in detail the background and history of the subject RV Resort, including the previous Use Permits and a list of the current permitted use of the Resort. Owens explained that the current Use Permit expired in late 2012, and the Yavapai-Apache Nation is now requesting a new Use Permit, with changes or additions. The items being requested are set forth in detail in the application, including an alternative plan for a one-acre portion of land located at the northwest corner of the property. As noted, the Nation is requesting the alternative development plans for the one-acre site as permitted uses under the new Use Permit, along with the continuing option of building out the remaining 23 RV sites. It is acknowledged that whichever options are

selected by the Nation, staff will preview and permit per the requirements of the Planning & Zoning Ordinance and Building Codes, and an updated Site Plan will be required showing the development of the selected option or options.

Owens stated that staff has reviewed the submitted application and Site Plan for compliance with the Planning & Zoning Ordinance RV Park standards, and has found that all requirements have been met per Section 306.C Recreational Vehicle Park Standards. The required neighborhood meeting was held on February 13, 2013; no neighbors were in attendance. Responses from the agencies reflected no objections.

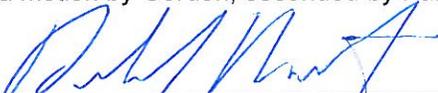
APPLICANT'S STATEMENT

Scott Canty spoke briefly, describing his role as the attorney for the Nation as well as the responsibilities of Rachel Hood as the RV Park Manager. Mr. Canty said that Asst. Planner Owens had reviewed the application in detail, and that the Nation has every intention of continuing operation of the RV Park. Mr. Canty added that plans for any future build-out will depend on an analysis of the highest and best use of the business. The proposed added improvements are in response to suggestions and requests from the Park guests. Mr. Canty said he appreciated the opportunity to appear before the Commission, and invited questions, if any.

COMMISSION DISCUSSION

There was some concern expressed regarding the option of granting a Use Permit in perpetuity; Owens explained that after a Use Permit is granted, the Town still maintains in control since if any changes are made outside the scope of the Use Permit, it can be revoked, and a new Use Permit must be applied for, reviewed by the Commission, and approved by the Council. Staff continually monitors the properties to ensure compliance. The members discussed with the applicants the issue of restricting parking to no more than 90 days; Jenkins said that the policy of the Town is to leave the decisions on parking terms up to the owners of the park. Mr. Canty confirmed his understanding that any changes would necessitate coming back to the Town and applying for further approvals.

7. **Call to the Public for Items not on the Agenda**
There was no public input.
8. **Commission Informational Reports**
There were no Commission informational reports.
9. **Staff**
There was no staff report.
10. **Adjournment**
On a motion by Gordon, seconded by Parrish, the meeting was adjourned at 7:04 p.m.



Chip Norton, Chairman

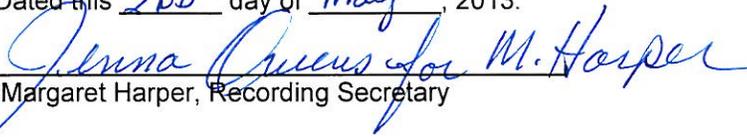


Planning & Zoning

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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 4th day of April 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 2nd day of May, 2013.



Margaret Harper, Recording Secretary