

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 APRIL 03, 2014
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 at 6:30 PM**
2. **Roll Call**
Chairperson Davis; Vice- Chairperson Norton, Commissioners Hisrich; Parish; Freeman and Hough.
Absent: Commissioner Blue.
3. **Pledge of Allegiance**
Commissioner Hisrich, led the Pledge of Allegiance
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
There was no action taken on this item.
 - b. **Set Next Meeting, Date and Time:**
May 01, 2014 – Regular Session
June 05, 2014 – Special Session

There was a consensus amongst the Commission to move forward with the meeting dates as presented.
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.)

There was no discussion under this line item "Call to the Public".
6. **Public Hearing, Discussion and Possible Recommendation to Council for an application submitted by Mr. Michael Hough, owner of parcel 404-28-056, for the Camp Verde Automotive, requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales and services) to C3 (Commercial: Heavy Commercial) for approximately 1.0 acres located at 27 W. General Crook Trail.**

Vice Chairperson Norton, made the motion, recommending approval to Council on zoning map change 20140052 an application by Mr. Michael Hough owner of parcel 404-28-056 for Camp Verde Automotive, to go from C2 (Commercial: General Sales and Services) to C3 (Heavy Commercial) to bring the property into compliance with the current Planning and Zoning ordinances. Parcel is approximately 1.0 acres located at 27 W. General Crook Trail.

Commissioner Hisrich, seconded the motion, **the vote by the Commission was unanimous to recommend approval to Council.**

At 6:31, Commissioner Hough recused himself due to a conflict of interest, *that being of applicant discussed.*

A. Staff Presentation- Presented by Jenna Owens, Assistant Planner

Jenna Owens, provided a history of the described parcel; summary of agency and citizens comments, Town requirements, and applicant's narrative as it addresses requirements for application, **Owens** also provided the statement of the problem/opportunity as presented by the applicant; the conclusion; and suggested motion.

B. Declare PUBLIC HEARING OPEN

Call for APPLICANT'S STATEMENT-

Applicant, **Michael Hough** gave a brief history of the parcel 404-28-056, which his Automotive Sales/Repair business is located. **Hough** obtained the property in 1974 via a purchase from his Father. **Hough** gave a verbal description of the type of business that is ran in the surrounding parcels in which he has ownership as well. **Hough** stated the parcels 404-28-058/059A were currently zoned as C3, and he wished for the parcel 404-28-056 to be changed from C2 to C3 as well, as he is concerned he is operating outside the C2 description for the type of automotive work they currently perform. **Hough** is noted to say that all of his parcels/businesses are currently listed for sale.

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

Jane Whitmier, asked the Commission to consider the entry way of the Town given the work of the Commission on the General Plan and the impression a more intense zoning use (C3) will have on the Town, she also expressed "bewilderment" that the application did not come in front of the Commission prior the meeting for recommendation, allowing more time in considering the change. **Whitmier**, also brought before the Commission the knowledge of a prior meeting where one named Rob Witt applied for a similar developmental zoning change on the other side of town, where the named applicant was denied. She asked for the Commission to consider "institutional integrity and transparency" as they look at the application and the previous request on the opposite side of town.

Call for APPLICANT'S REBUTTAL (if appropriate)-

Michael Hough, rebutted Whitmier's comment(s) concerning the previous named applicant Witt who applied for a text amendment to the Planning & Zoning ordinance to allow for auto collision centers as an allowed use in the C2 zoning district. Hough clarified that the text amendment request was not even similar to a zone change request such as he is requesting and the

reason the text amendment was recommended for denial by the Commission is mostly due to the fact that the text amendment, if approved, would have allowed for auto body and fender repair shops in any C2 zoning district. This C2 zoning is the majority zoning along main street which is a mix residential-commercial use and auto collision centers are virtually the same thing as body and fender repair shops and land use conflicts would have most likely occurred.

C. Declare PUBLIC HEARING CLOSED

Call for Commission DISCUSSION (may ask questions of applicant)-

Commissioners, Parish, Hough; and **Freeman** offered comment in support of the applicants request to change the zoning from C2 to C3, as they **did** not see a problem in the request as currently there is an Automotive Repair and Auto Body Shops in that area, and the business is less than likely to change Commercial use even upon a future sale of the property given the development use of the structures situated on the parcel. **Vice- Chair Norton**, questioned the level of work from light to industrial auto repairs as he found it confusing. **Norton** also offered his support of the zoning change. **Chairperson Davis**, asked of the applicant to expand on the scope of work on the owned parcels. Applicant **Hough**, responded to Chairperson Davis' question by stating that currently under the day-to- day operations carried out at the business on parcel 404-28-056 they do not comply under the current C2 zoning, and it is non-conforming for UHAUL signage to be parked in front of his existing office and non-conforming for the types of noise/work carried out at the Auto Repair under the C2 zoning. **Chairperson Davis**, offered additional comment in regards to the C3 zoning on Main Street, however he understands the applicant is currently operating within C3 types of work and it would be an impact to his business to conform under C2 zoning regulations. The possibility of the business selling and someone making changes to the buildings situated on the parcels and/or implementing more extensive use of auto repair may not be as likely considering they would be purchasing the existing business and buildings in which they operate now.

Call for STAFFCOMMENTS-

Community Development Director Michael Jenkins, provided the definition of "Spot Zoning". **Jenkins**, on behalf of self and staff recommends approval of applicant Hough's request to change the zoning of parcel 404-28-056 from the current C2 to C3.

*Upon the acceptance of the motion, Commissioner **Hough** returned to the meeting at his appointed seat.*

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, Helicopter Landing and Take-Off point located at

2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.

Commissioner Hough made a motion to continue item at the next scheduled May 1, 2014 Planning and Zoning meeting. **Commissioner Freeman**, seconded the motion, all in favor.

A. Staff Presentation- Presented by Community Development Director Michael Jenkins.

Michael Jenkins, provided a history of the described parcel; summary of agency and citizens comments, Town requirements, and applicant's narrative as it addresses requirements for application. **Jenkins** also provided the statement of the problem/opportunity as presented by the applicant; the conclusion; and suggested motion. **Jenkins** provided insight to existing structures and facilities on the property, and what the current USE PERMIT provided for **as** approved activities on the Ranch and what proposed additions would be made for events; structures; and activities, upon approval. **Jenkins** also provided proposed stipulations to events; sizes; and occurrences.

There was added emphases from the neighborhood concerns brought up at the required March 18th Neighborhood Meeting. See *Exhibit "C", Applicants Response to Critical Issues.*

Jenkins, welcomed **Building Official, Robert Foreman** to the podium. **Foreman** reiterated some of **Jenkins** statements, with added focus on the Octagon building situated on the Ranch being a change of occupancy from residential to commercial and the Tree House could possibly be brought up to code with addition of side rails, and etc. Special Inspections are required by the Town Building Department, and the department does not have a problem with the time frame to meet these inspections.

Jenkins, read verbatim the "Memorandum" from Nancy Gardner, Town Marshal,

Jenkins, read verbatim the "Use Permit Application Comments" from Kristi Gagnon, Fire Marshal to the Camp Verde Fire District

Jenkins, read verbatim the comments provided by email from Vickie Lewis, Hydrologist, to the Yavapai County Flood Control. **Jenkins** elaborated on the "Removable Structure" comments and what falls within the Town Code.

Jenkins, read verbatim the comments provided in a letter by the Yavapai Apache Nation Chairman, Thomas Beauty. The letter asked for any use of Tribal Lands be removed from the application, also stating what they were in favor of and what they were not in favor of, *reasoning described in letter.*

Jenkins, read verbatim the comments provided by email from Mike Kowalski, Director of Ranch Operation and Staff Development at Rainbow Acres, and what their requests were of the permit.

B. Declare **PUBLIC HEARING OPEN**

Call for APPLICANT'S STATEMENT-

Applicant, **Bill Moore**, graciously thanked the staff and introduced Ranch Representatives **Shorty Graham, Ranch Manager** and **Deborah Allenbaugh, Marketing Manager. Moore**, began his statement by expressing his strong desire that the Ranch be an asset to the Town of Camp Verde, with the hope that the parcel never be subdivided. He provided the vision of Ranch Owner Shuster in the Ranch being for Children of an impoverished background or those of disability. **Moore** stated the Ranch is non-profit, and there is a high cost to maintaining the Ranch. The goal is to keep the Ranch in full operations; therefore the need for the USE PERMIT is great, as they will use the benefits of the Permit to sustain the Ranch's costs. The Ranch currently has a USE PERMIT that is due to expire soon. **Moore**, elaborated on the request of a heli-pad for the use of helicopters coming into the Ranch providing tours of the Verde Valley/Sedona areas, and made focus that the use of a helicopter would not be a constant occurrence though narrowed to a dozen times a year, or the possibility of six landings. **Moore**, spoke of the Tree House being constructed approximately in the year 2000, for Ranch Owner Shuster's grandchildren and that it was originally built as a two level platform, which is around a tree. **Moore** discussed an Architect being brought in by the Ranch to address the Tree House and the implementing of code. **Moore**, also addressed that he had spoken with Scott Canty, Yavapai Apache Tribal Attorney, whom was present to speak on the tribe's behalf. **Moore**, gave insight on future plans for entertainment on the ranch that would include, Cowboy Rope demonstrations; Camp Fires; Picnics; and the use of a guitar. The Ranch would like to pursue Structure Developments upon approval through the Flood Control District. **Moore**, wished to use the Octagon structure for events including Weddings and Meetings, and to also hold Charitable/Civic events (non-specific) and felt that parking would be suitable in the pasture and existing parking areas as there is currently a buffer there for neighbors to the East. **Ranch Manager Shorty Graham**, stepped forward and focused on the importance of what the Ranch is about and provided a history of the Ranch Owner and his sole purpose for the Ranch being for underprivileged children, and that the Ranch cannot support itself, and without the Ranch the lives of youth cannot be changed.

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

Yavapai Apache Nation, Attorney Scott Canty, spoke of the Tribe's value on the Ranch being an asset to the community and that they are in support of the Ranch and its proposal with the exception of the helicopter due to, the imposing noise issues to the community members as well as dust issues, and they have stated in their comments to the Commission that the mass number of landings not be approved. The Tribe is fine with all other proposals noting, Tribal Council not approving horseback rides. **Canty** checked with tribal Chairman Beauty and the Chairman is not in favor of modifying Tribal opposition of the helicopter take-off and landing and continues to ask of the Commission not to approve this item.

Resident Dave Blutz, resides near the Ranch and he also was not in favor of the Helicopter and requested a denial of the Commission. **Blutz**, also stated he has had to speak to Ranch Manager Shorty Graham on occasion due to noise, and though Shorty handled the issue efficiently and well, **Blutz**

felt the noise of horse type events to be a nuisance.

Resident Stewart Peterson, took the podium to express his concerns. The first of two concerns was also the helicopter. **Peterson** stated a need to minimize flights to a dozen or less per year, he addressed the noise that would be caused by the helicopter. **Peterson** questioned the Landing Zone being in the flight pattern of the municipal airport that was nearby, and felt it to be a serious concern that there was no mention of the FAA having input as a noted agency on the application. Peterson felt this could be a serious liability to the Town of Camp Verde. Peterson's next was the lack of mentioning drainage of fuel and chemicals that would be brought by the helicopter. Lastly, **Peterson** spoke of the environmental impacts brought on by the helicopter with the nearing Verde River and the impact on species and greenway.

Resident Participants, was the next to take the podium bringing a list of concerns. Including, road conditions due to the increase of traffic, these conditions would bring maintenance issues, dust and littering (due to increased food and beverage being served) on the roadway in and out of the ranch. Participants also had concerns of visibility for the safety of guests to the ranch, as there were blind spots that would need sufficient lighting. The next items of concern for Participants was more of a water right issues, with knowledge of increased guests to the ranch and livestock taking additional resource from the Verde River, this he felt was an aquifer impact on the Town of Camp Verde regardless of private water rights. In closing **Participants** expressed the strong need for any and all trail rides taking place on Government/Tribal lands to stay on existing trails rather than cause damage and erosion issues to lands and vegetation.

Rainbow Acres Representative Mike Kowalski, reiterated feelings expressed in his written statement to the Commission.

Chairperson Davis asked **Kowalski** for a history of impact under the current USE PERMIT. **Kowalski** responded with a knowledge of approximately the last 3 1/2 years, with knowing there to be some noise during larger events with bands present, and noted several youth groups visiting the Ranch with no additional impacts to the neighborhood such as littering along the roadways.

The last speaker to take to the podium was nearby Resident **Ryna Rock** of Verde River Estates whom happens to share a common fence with the Ranch and expressed the same concerns as her fellow residents with the helicopter, that being of noise, and dust. **Rock**, also brought a new concern to the Commission of the language of the proposed application including the use of "*perpetuity*". The definition of this language would bring a lack of control over the USE PERMIT, when it came to the events and activities being requested. The ability for the Ranch to have unlimited events of guests totaling up to 150 on a weekly basis would not be reasonable, for residents to have to endure. **Rock** was in support of a few of these types of events taking place on a non-regular basis. **Rock** stated that in the event they use the "vacant lot", the Ranch implement some sort of dust control.

Call for APPLICANT'S REBUTTAL (if appropriate)-

Applicant **Bill Moore**, took the podium in rebuttal of the comments made before him. **Moore**, placed focus that they applied with a list of activities that they would consider within the 5-10 year period of holding the USE PERMIT, the list in retrospect had been narrowed since the original time of applying. Again, this list being of items they were “considering”, not necessarily implementing in their regular activity. In regards to the helicopter- **Moore** proposed helicopter activity to a limited 6 landings per year. **Moore** addressed flight pattern and the imposition of the nearing Municipal Airport being up to the helicopter Pilot himself to determine, and that the helicopter would be within a half mile of the Verde River in regards to concerns of wildlife. **Chairperson Davis**, taking into consideration earlier comments/concerns asked Moore if there would be any storage of fuel, or maintenance of the helicopter taking place on or at the Ranch? **Moore** responded with a clear “NO”.

Moore, addressed the concerns of sound. The Ranch is requesting a maximum of 2 large events a year, and asks for neighbors understanding during that time.

In regards to the concerns expressed of environmental impact on the Verde River and activities taking place on/near the River, **Moore** stated that they are looking to entertain youth in the sandy areas of the River with zero disturbance to the natural vegetation of the area.

Moore, addressed the concerns of traffic due to larger groups of guests traveling in and out of the Ranch and the use of the common road. **Moore**, stated most of the time children would be shuttled in with the use of a bus, and weddings would travel by the use of car. Lastly activities scheduled with a Resort would use a bus as well. **Moore**, was also good to note that the more common guests in the 150 range, would mostly be that of children traveling by bus, and that the USE PERMIT that the Ranch has been utilizing for the last 5 years has the ability to carry out unlimited events in the range of up to 150 guests. These types of events are arranged during prime months, every weekend of the year. **Chairperson Davis**, asked of Moore the high event average. **Moore** answered 20-25 smaller events.

Moore, provided insight to the concerns of parking, stating there were options in using Cliff Castle parking lots and shuttling guests to and from the Ranch. This method being utilized for larger events such as the Fall Festival held at the ranch annually. **Moore**, addressed the concern of dust impediment and volunteered the use of water trucks to control the dust levels.

Moore, addressed the mention of water aquifer and said there will not be any increased usage as the water is used for watering the pastures, and that will continue.

Moore, stated in regards to the perpetuity request, the current USE PERMIT was for 5 years and the time has “flown by”, **Moore** alluded to the fact its a lot of work to put things in order for another permit, and felt if the Ranch does not **meet** their end of the agreement the Town has the authority to pull the USE PERMIT.

In closing **Moore** addressed the concern of horse events and the use of an “announcer” during the events. Moore understood the effect of noise on neighboring residents. **Ranch Manager Shorty Graham** stated the sound system currently points in the direction of resident homes, which was noted by residents earlier in the meeting and Graham driving herself to adjust speakers for the comfort of residents. **Graham** stated the direction of the speakers can be changed, and this type of event is not anticipated as a primary event.

C. Declare PUBLIC HEARING CLOSED

Call for Commission DISCUSSION (may ask questions of applicant)-

Commissioner Hisrich, regarding “page 2, exhibit B” addressed that guests differed from 150-299, and large events to small events, and felt this was poorly presented as it is not clear. **Community Development Director Michael Jenkins**, expressed staff’s confusion and suggests the staff and Commission place limits and include a resolution.

Commissioner Parish, commented on the helicopters and the impact it has on horses with noise, as well as residents and felt it was equivalent to that of a train after a while, and individuals as well as livestock adjust and become used to the level of noise. **Parish** expressed support in the helicopter being an asset to the Town of Camp Verde and children.

Commissioner Hough would like to see the “Western Town” stay at the Ranch (see page 1, exhibit b). **Hough** did not know of any code regarding the use of helicopters, and did not feel that it was something that they the Commission/Town had control over.

Commissioner Freeman, gave input on the issue of the helicopter and suggested it be handled on a case-by-case basis, in permitting for a helicopter under a “Special Event”. **Freeman** did see value in having the use of a helicopter.

Freeman spoke of the commonly used road for the Ranch and residents, and in his past experience the additional traffic bringing wear and tear on the road was to benefit the Ranch itself; therefore being the responsibility of the applicant. **Freeman** suggested the use of an individual being placed on the road to direct traffic for the ease of residents traveling to and from their homes; individuals being designated to control the impacts of additional litter alongside the roadways, and none of the stated here above being that of responsibility to the Town of Camp Verde.

In closing, **Freeman** suggested the use of additional speakers to help control noise levels and the impact on neighboring residents. **Freeman** felt increasing the quantity of speakers and lowering the volume levels along with strategic placement would better control noise.

Vice-Chairman Norton, stated he was not in favor of the helicopter due to noise levels, and dust that could be detrimental to neighbors. **Norton**, stated the helicopter is an item that could fall under a “Special Use Permit”.

Norton was in agreeance with the traffic and the impacts it would have on the road not being necessarily a positive attribute.

Norton, questioned staff on decimal monitoring and current criteria. **Community Development Director Michael Jenkins**, stated there currently was not any written within town code. The Town uses a National Standard. **Jenkins** also informed the Commission of the "Noise Ordinance", written in Town Code that reads code enforcement officers (Camp Verde Marshals, etc.) have the authority to use the determination of the Officer, and when it becomes offensive to the senses the noise is to be controlled. **Jenkins** also informed the Commission of the Town Manager currently developing a decimal monitoring system to implement within written Town Code.

Norton, expressed that the Ranch seems to work well with its neighboring residents and that the use of a water truck would be neighborly. He suggested if the Ranch did not comply, they would risk the USE PERMIT being pulled.

Chairperson Davis, asked if the Town has the authority to allow or deny the landing of a helicopter. **Michael Jenkins**, responded "yes, due to any impact on the neighborhood". **Davis**, was in support of the helicopter/landing zone for the education of youth, under the assumption of one helicopter landing per event. **Davis**, suggested a "test period" of "so many" landings per year, in "perpetuity" to the USE PERMIT, so that if it has a poor impact on neighbors the use of the helicopter can be further denied.

Michael Jenkins elaborated on the language and gave suggestions for the helicopter, to be given an actual number of landings and if issues arise, the issues will be discussed with applicant, with the possibility of denying further use.

Chairperson Davis, asked of Jenkins what kind of power the Commission/Town has over the applicant when "perpetuity" was used in the permit (*in relation to any requested items*)?

Michael Jenkins, provided an answer of "absolute power", and read the language of the ordinance, "To serve the objectives of this zoning ordinance, permits may be used for a fixed time period." **Jenkins** placed emphasis on the word "may" in relation to the word "perpetuity", and went onto read "USE PERMIT does not grant a vested right beyond the term of the permit", **Jenkins** going further down to read, "Violations of the terms, of the USE PERMIT or Zoning Ordinance voids the USE PERMIT". **Jenkins**, noted that this empowered him as Community Development Director to void the permit, however the typical approach being that of advising the applicant of any/all issues and providing them a period of time to rectify the situation, and if they do not comply then the USE PERMIT is terminated. **For the benefit of accuracy I would like to insure this is in fact the "ordinance" and the language in which was read by Michael Jenkins, without misunderstanding on my behalf. Thank you, SO*

Chairperson Davis, expresses concern in regards to noise levels, and how they are monitored. Davis felt that the Ranch is great neighbors to those nearing residents. Davis being firm in policy being developed, that addresses monitoring of noise levels. Also, expressing the positive attributes that the Ranch brings to the economy and community.

Jenna Owens, Assistant Planner, asked the Commission to consider notifying the Town and neighbors in advance to the use of the helicopter as a stipulation, so neighbors are aware they can come into the Planning and Zoning department to express any concerns. **Owens** reiterated the support residents have given to the Ranch Manager Shorty Graham, as she works diligently as an asset to the neighborhood, with concerns brought on by the Ranch such as noise.

Commissioner Parish, points out the use of helicopters for Emergency Medical advancements during events on an *as needed* basis.

Chairperson Davis, suggested the USE PERMIT have stipulations to the number of guests/ size of event and how many events per year the Ranch would hold. **Davis** suggested the following, rather than in perpetuity:

1-150 guests- unlimited number of events

150-300 guests- 10 events per year

300-500 guests- 5 events per year

500-750 guests- 2 events per year

750-1000 guests- 1 event per year

Chairperson Davis, is noted as not being in favor of 2500+ guests per year

Michael Jenkins suggests that 5 years go by quickly, and to put a time limit on 10 years vs. in perpetuity as the Commission has that option.

Commissioner Hough, stated Ranch Manager Shorty Graham, provided him a tour of the Ranch property and upon his tour it was clear to him that the Ranch is in fact a business, and operates so under specific permitting.

Jenna Owens, acknowledges during the 5 year period, under the existing USE PERMIT the Town has received zero recorded criticism of the Ranch. The Ranch was asked to list any event possibilities that they would be considering within a 5-10 year period for the new USE PERMIT. **Owens** understands the applicant may or may not move forward all events specifically listed.

Deborah Allenbaugh Marketing Manager for the Ranch spoke up and has been a part of the Ranch for the last 4 years. **Allenbaugh** found it to be easier to have a larger number of guests at one time as to several smaller events per year, with larger events being addressed efficiently with local Fire and Police, to insure adequate safety and compliance. In that time they have made several connections with smaller organizations such as the "Boys and Girls Club", to hold smaller events for youth. **Chairperson Davis**, asks for clarification on the quantity of attendees during events. **Allenbaugh**, provides examples of guests for events, and states it is hard to determine the capacity in which the Ranch can maintain due to the size of the Ranch. **Chairperson Davis** and **Allenbaugh** discussed the realm of using the USE PERMIT in perpetuity and the risk of losing the USE PERMIT, with larger events creating higher impacts on the neighborhood.

Michael Jenkins, understood **Bill Moore** to say for the Mobile Western Town that if not approved he (Mr. Moore) would at the least like to move forward

with "Cowboy Activities, Camp Fires, and Games", **Jenkins** asked for clarification from the Commission if Mr. Moore should fight for the Mobile Western Town in the event he (Mr. Moore) gains approval from the Yavapai County Flood Control, or if Mr. Moore should fall back to the "Cowboy Activities", rather than fight for the Mobile Western Town.

Chairperson Davis, stated they would like to see the Mobile Western Town, in the event the Ranch can overcome the hurdle with the Yavapai County Flood Control.

Applicant **Bill Moore**, stated if they could not obtain permitting through the Yavapai County Flood Control for the Mobile Western Town, they would default back to the proposed alternative

Chairperson Davis, expressed support of approval

Michael Jenkins Did not offer a recommendation on this issue since the P&Z ordinance requires the Commission and Council to find based on the possible impacts to the neighborhood.

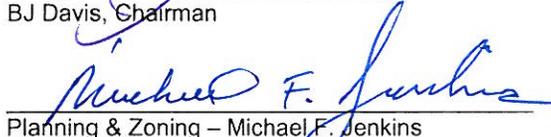
Commissioner Hisrich, suggests proper definition of the request due to all the conditions discussed, and that the applicant work directly with staff to have better guidelines for the management of the USE PERMIT.

Vice Chairman Norton, Commissioners Hough and Freeman in agreeance with Commissioner Hisrich's suggestion felt there to be adequate time for the staff and applicant to work on the concerns.

8. Adjournment

On a Motion by **Commissioner Hisrich**, seconded by **Vice Chair Norton**, the meeting was adjourned at 8:57 PM, with all in favor to move all items not discussed/resolved to the May 1, 2014 meeting.



BJ Davis, Chairman

Planning & Zoning – Michael F. Jenkins

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 27th day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.



Stephanie Oster, Recording Secretary