

**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 MARCH 10, 2016**  
**6:30 PM**

**1. Call To Order**

Chairman Davis called the meeting to order at 6:30 pm.

**2. Roll Call**

Chairman BJ Davis, Vice Chairman Bob Burnside, Commissioners Greg Blue, Dave Freeman, Teresa Helm, and Jim Hisrich are present.

Commissioner Chip Norton is absent.

Also Present: Community Development Director Michael Jenkins, Building Official Robert Foreman, Assistant Planner Kendall Welch, Fire Marshal Kristi Gagnon, Fire Chief Terry Keller, and Recording Secretary Marie Moore.

**3. Pledge Of Allegiance**

Vice Chairman Burnside 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:**

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

MARCH 17, 2016 – SPECIAL SESSION, 6:30PM (GENERAL PLAN)

**A motion to approve the Consent Agenda was made by Commissioner Hisrich. The motion was seconded by Vice Chairman Burnside. All Commissioners are in favor and the motion passes unanimously.**

**5. Call To The Public For Items Not On The Agenda**

None

**6. Public Hearing, Discussion and recommendation to Council for (approval/or denial) of an (exception/waiver) requested by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the Town of Camp Verde Engineering Standard 512D requirements (Road Development Standards) for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma. (This is part of the Preliminary Plat approval process as outlined in the Town of Camp Verde's Planning & Zoning Ordinance, Section 505) – Resource: Community Development Director Michael Jenkins**

**A motion to recommend to Council for approval of an exception/waiver requested by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the Town of Camp Verde Engineering Standard 512D requirements (Road Development Standards) for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma, was made by Commissioner Blue. The motion was seconded by Commissioner Freeman.**

**Chairman Davis, Vice Chairman Burnside, Commissioners Blue, Freeman, and Helm are in favor. Commissioner Hisrich abstained from voting. Motion passes.**

### **STAFF PRESENTATION**

Community Development Director Michael Jenkins indicated to the Commission that over the last eight years the Town of Camp Verde has seen very little or new subdivision submittals due the recession. Jenkins gave the Commission a brief summary of the exception/waiver process as it relates to the Preliminary Plat process. Jenkins added that this request of exception/waiver is to allow for a rural road section, meaning no curb, gutter or sidewalk. Jenkins provided the Commission with a letter from Town of Camp Verde Public Works Department that indicated the Town Engineer and Deputy Town Engineer had reviewed the Castle Heights Preliminary Plat and were in favor of the exception/waiver for the rural road section.

Chairman Davis asked for clarification on staff's recommendation. Community Development Director Michael Jenkins indicated that staff was in favor of this request for exception/waiver. Jenkins added that if the exception/waiver is approved by the Town Council then the applicant must place a statement on the Preliminary and Final Plats that give the date of Council approval and the exception/waiver granted.

### **PUBLIC HEARING OPEN**

#### **APPLICANT'S STATEMENT**

The applicant, John Bassous, expressed his goal to the Commission stating that he is trying to achieve what the General Plan, Town, and general public have requested; low density housing with a rural feel. Mr. Bassous discussed the general design of the proposed roadways and explained that the rural road section helps to alleviate existing drainage issues along Arena Del Loma Bassous described the potential Castle Heights development and indicated to the Commission that the lots would be approximately 1.68 acres which would encourage and allow home owners to have livestock in the area if they should chose to do so.

#### **COMMENT FROM OTHER PERSONS**

Jim Binick with Granite Basin Engineering explained that he is the engineering consultant for the proposed project. Mr. Binick indicated to the Commission that the rural section being proposed was not created, and already exists in the Town Engineer's Engineering Standards.

Pete Roulette, a local realtor indicated that he is in favor of the rural road design. Mr. Roulette indicated that there is a shortage of building lots and houses in the area and that he is anxious to see this project get underway.

#### **APPLICANT'S REBUTTAL**

None

### **PUBLIC HEARING CLOSED**

#### **COMMISSION DISCUSSION**

Commissioner Blue asked if all the requirements of the Fire Marshal have been met including road width, turn around radius, etc. Fire Marshal Kristi Gagnon indicated that the proposed roads meet all Fire District requirements.

#### **STAFF COMMENTS**

Community Development Director Michael Jenkins indicated to the Commission that the Town Engineer and Deputy Town Engineer have both reviewed the rural road design and have recommended for approval of the exception/waiver.

Commissioner Burnside expressed his concern regarding the drainage ditch on the preliminary plat and questioned if the HOA or the Town would be responsible for the maintenance. Commissioner Burnside stated that there was a previous issue in Reddell Ranch Acres with a similarly designed drainage ditch that became an issue when undersized culverts became plugged, tempers flared and Town employees were not respectful, which they have to be. Commissioner Burnside indicated that the documents provided in the agenda packet stated that the HOA will maintain the drainage ditches, and added that he does not believe the Town of

Camp Verde has any jurisdiction over HOAs or CC&Rs and stated that he feels that this is going to be an issue. Additionally, Commissioner Burnside stated that he would like to see on the drawings a reference to the driveway culverts as there appears to be a significant amount of drainage coming off the hill. Commissioner Burnside suggested he felt the driveway culverts should be installed as part of the overall design. Commissioner Burnside also indicated that he would like to see the supporting documentation from Granite Basin Engineering that indicates curb and gutters are not necessary. Commissioner Burnside added that the Commission should also go back and look at the wording contained in the General Plan. Commissioner Burnside closed by stating that there were conflicting road names, and other omissions on the drawings that made the drainage hard to understand and that he is not in favor of the design, and would prefer to see roll curb that defines the distance between asphalt and granite, and questioned where the property line for the homeowners will be located.

Jim Binick explained that there is a 50ft right-of-way which would be maintained by the Town, 24ft of pavement and an additional 8ft (4ft on each shoulder) which is 32ft., and the ditches have a 3:1 side slope, so every one foot of vertical requires 3 feet. Mr. Binick noted that a drainage easement has been established for this particular project, stating that there is a lot of flow that comes down from the hillside that sheet flows onto the property. Mr. Binick explained that curb and gutter was looked at, however using curb and gutter accelerates water faster than a ditch, which would result in high velocity water being directed at Arena Del Loma. Mr. Binick added that Arena Del Loma doesn't currently meet Town standards, and explained that the roadside ditches are critical to making the entire drainage work including resolving the current drainage issues on Arena Del Loma. Mr. Binick also added that the driveway culverts, due to the 2-5% slope, will be self-cleaning because the water will be moving at such a rate sediment will not be able to collect in them, and also reminded the Commission the Building Division has a culvert process which is part of the permitting process which will ensure minimum culvert sizes are maintained.

Community Development Director Michael Jenkins clarified the confusion regarding the HOA. Jenkins stated that initially while reviewing the plans, the Town Engineer was under the impression that there was going to be an HOA. Since then, the applicant has clarified that there will be no HOA for the proposed Castle Heights subdivision.

Commissioner Blue asked for clarification on the sign in sheet that was included in the packet. Assistant Planner Kendall Welch stated that the sign in sheet was in regards to the project review meeting that was held at the beginning of February 2016. Welch added that the sign in sheet and review comments, both verbal and written, were included in the agenda packet so that the Commission could review all comments received in regards to the proposed project. Commissioner Blue asked if any comments had been received from the public on this issue. Community Development Director Michael Jenkins stated that the subdivision process is an entitlement and there is no public requirement.

Commissioner Hisrich expressed a general concern in regards to the exception/waiver process, stating that the Town has established rules and criteria for a reason. Hisrich cautioned the Commission that the granting of exceptions/waivers may set a precedence for others, and closed by stating that he generally is not in favor of exception/waivers.

Chairman Davis asked for clarification on how big of an exception/waiver this request really is. Community Development Director Michael Jenkins commented that there are many parts of Camp Verde that have a rural road design, the Arena Del Loma area included. Vice Chairman Burnside commented that he disagreed with Public Works Department staff and commented that he would have thought for this particular area that there would have been an alternative design for an 8% slope road rather than a digging a ditch on both sides of the road. Chairman Davis commented that he did not feel that the granting of this exception/waiver would be detrimental to public safety, or that the intent nullifies the purpose of the Town's general plan. Commissioner Hisrich added that he is unclear if this request can be considered a special circumstance or condition. Commissioner Freeman asked the Commission to consider what the engineers have proposed as 'a better solution' for the area in lieu of the approved standards.

**7. Public Hearing, Discussion and recommendation to Council for (approval/or denial) of an (exception/waiver) request by the applicant and owner, John Bassous (Tierra Verde**

**Holdings, LLC), to the adequate fire flow requirements for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma. (This is part of the Preliminary Plat approval process as outlined in the Town of Camp Verde's Planning & Zoning Ordinance, Section 505) – Resource: Community Development Director Michael Jenkins**

**A motion to recommend to Council for approval of an exception/waiver request by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the adequate fire flow requirements for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma was made by Commissioner Blue. The motion failed for a lack of second.**

**A motion to recommend to Council for denial of an exception/waiver request by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the adequate fire flow requirements for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma was made by Vice Chairman Burnside. The motion was seconded by Commissioner Hisrich.**

**Chairman Davis, Vice Chairman Burnside, Commissioners Hisrich, Freeman and Helm are in favor. Commission Blue is against. Motion passes.**

Chairman Davis made a statement that he would like to allow for staff presentation and public comment on this item, but added that the Town Council has taken up this issue in a general sense using this project as an example. Chairman Davis informed the Commission that Town Council had held a meeting the previous night with the Fire Marshal, Town Building Official, Community Development Director, Town Attorney, and others to discuss how they should accommodate this issue. Chairman Davis requested the Commission keep their discussion short and allow Town Council the ability to make the decision on what is best for the Town.

Vice Chairman Burnside commented that he was also in attendance at the Council work session the night before and stated that many times the Town Manager turned to Mr. Bassous (who was also present at the work session) and stated that the general discussion the Council was having that night had nothing to do with his project that was coming forward to Planning and Zoning Commission tonight. Vice Chairman Burnside added that he hoped Chairman Davis was not implying that the Council work session was an example of what the Planning & Zoning Commission is supposed to be doing, i.e. jumping on the bandwagon after Council has made its decision.

Chairman Davis clarified his statement saying that the Commission owes it to the applicant to make a decision tonight on his request for exemption/waiver, in order to move the process forward, but to make that decision in light of Council's action last night. Vice Chairman Burnside disagreed stating that he did not know what action Council had taken last night, as Council cannot take action at a work session, because it needs to take place in a general open meeting.

#### **STAFF PRESENTATION**

Community Development Director Michael Jenkins stated to the Commissioner that he thought it would be beneficial to have Building Official, Fire Marshal and Fire Chief present during tonight's meeting to answer any technical questions the Commissioner may have. Mr. Jenkins gave a brief overview of adopted building codes, applicable intergovernmental agreements, and again explained the exception/waiver process. Mr. Jenkins concluded his staff presentation by stating that it is staff's recommendation to hold to all currently adopted codes and that staff was not in support of the granting of this exception/waiver. Mr. Jenkins also added that the Town Council work session held the night before was not about this particular project, but was a bigger discussion relating to vacant lots in existing subdivisions and current fire flow requirements.

#### **PUBLIC HEARING OPEN**

##### **APPLICANT'S STATEMENT**

Applicant, John Bassous began by expressing to the Commission that in his opinion all lives matter. Mr. Bassous stated that at the Town Council work session the previous night there was a closed door meeting, with an attorney present, which indicated to him that there are some serious

issues at hand. Mr. Bassous added that it was not his position to poke holes at the Building Division, Fire District, Town Council, etc., and that it was his opinion that it would be wise and prudent of the Commission to allow the Town Attorney to work with Council to figure the situation out, as it is a big problem for the Town. Mr. Bassous stated that he is not asking for any kind of favoritism or special treatment, rather he is requesting to develop the proposed Castle Heights subdivision providing the same amount of fire protection that currently exists in 85% of the properties located within the Town. Mr. Bassous closed by stating that he requests the Commission defer this issue until Council determines a solution that is best for the community.

Chairman Davis and Vice Chairman Burnside asked the applicant to clarify what he meant by his last statement. Mr. Bassous clarified that he does not want to see his item tabled, and that he is requesting the Commission approve the preliminary plat conditionally and allow the Town Council to decide on an adequate fire flow solution.

Community Development Director Michael Jenkins stated that it was the intent of the Planning and Zoning Ordinance for the Commission to either make a recommendation for approval or denial of the exception/waiver request. Jenkins added that the Commission could choose to continue an item, but cautioned that the item cannot move forward to Council.

Building Official Robert Foreman agreed with Mr. Bassous that the issue is much larger one. Mr. Foreman added that he does not want this to become an adversarial situation.

Commissioner Hisrich stated that he believed the Commission has to vote this item up or down in order for the item to proceed forward to Council. Commissioner Hisrich stated that it is Commission's responsibility to make a recommendation, and to not take a stand at all in the matter would be detrimental to the purpose behind the Planning & Zoning Commission. Commissioner Blue agreed with Commissioner Hisrich.

Commissioner Helm stated that she was unclear as to why the applicant is requesting an exception/waiver from the fire code.

The applicant, Mr. Bassous explained that he began the subdivision process back in 2013, and that all the initial, unofficial comments he received from applicable agencies indicated there were no problems with his proposed project. Mr. Bassous stated that the fire flow requirement was a recently new development. Mr. Bassous indicated that as an established contractor, he sees the laws a little differently than most and indicated that there are already provisions within the building codes that address fire protection such as fire rated drywall, fire blocking, etc. Additionally Mr. Bassous stated that historically the Town has approved dry lot subdivisions with things such as underrated fire hydrants, etc.

Commissioner Helm indicated that what was done in the past was just that, done in the past and it was her belief that this is now and the current codes should be met. Commissioner Helm also indicated that if the Fire Marshal has given different methods for achieving adequate fire flow, then a compromise should be made.

The applicant, Mr. Bassous, reiterated his request that that Commission defer the decision to Council.

Commissioner Freeman expressed that he was bothered by requirements that are costly and extensive to developers as they ultimately prohibit the developer from moving forward with their project. Commissioner Freeman indicated that he felt there should be more participation in sharing costly expenses that are of benefit to the greater community.

#### COMMENT FROM OTHER PERSONS

Leroy White, local realtor, expressed that Camp Verde has the highest property tax in the State of Arizona and indicated that he doesn't want to see it raised any higher. Mr. White indicated that felt Commissioner Freeman is correct, and stated that he is against monopolies and suggested there should be a collective agreement to share costs.

Terry Keller, Fire Chief of the Camp Verde Fire District, spoke of Phoenix and its infrastructures

and costs which ultimately shift to consumers. Mr. Keller asked the Commission be cognizant all of factors when making a decision. Mr. Keller stated that he believes our citizens want a safe community, and added that response times to certain parts of town are long. Mr. Keller stated that relying on water tenders to provide fire protection is not equal representation of tax dollars that are being levied the same across the board. Mr. Keller closed by stating he wishes the applicant luck, and hopes a middle ground solution can be achieved.

Mr. White stated that he disagreed with the Fire Chief. Mr. White indicated that he feels the Town and Fire District should petition the Corporation Commission to provide services from the water companies.

Mr. Roulette expressed his displeasure in paying more taxes and added that he does not want to see a water main installed on his street. Mr. Roulette added that he believes houses today are built with adequate fire protection and are constructed to a much safer standard than older structures were. Mr. Roulette commented that if a house has adequate separation from another house then nothing additional should be required, however in some instances, such as the Views, additional measures are needed in order to keep the fire from spreading to subsequent structures.

#### APPLICANT'S REBUTTAL

No rebuttal was necessary or heard.

#### **PUBLIC HEARING CLOSED**

#### COMMISSION DISCUSSION

Commissioner Blue stated that he attended the previous night's Council work session and indicated that the Town Attorney stated that a municipality cannot require fire sprinklers. Commissioner Blue spoke of personal experience as a developer and commented that fire sprinklers are not the solution to this problem nor are fire hydrants in this specific development. Commissioner Blue stated that in his opinion he did not feel this issue was a big concern.

Commissioner Helm indicated that she feels that the Commission should move forward according to what the current codes adopted codes require. Additionally, Commissioner Helm stated that perhaps Council and the Town Attorney should work through the matter in more detail.

Vice Chairman Burnside stated that he thinks it is ironic that this issue is in Camp Verde. Vice Chairman Burnside stated that normally when there is an issue there are examples of what other jurisdictions are doing, that are provided by staff for the Council/Commission/Board to review. Vice Chairman Burnside questioned why staff didn't provide anything for the Commission to review on this matter and requested information on how other jurisdictions are handling similar situations.

Vice Chairman Burnside commended Fire Marshal Kristi Gagnon for the data she provided to the Commission which illustrated typical costs associated with residential fire sprinkler system installation costs as he had determined that the associated costs were right on, unlike associated costs that were provided by the Town Manager at the Council work session the night before. Vice Chairman Burnside reiterated that he was disappointed that staff did not provide data for the Commission to review.

Vice Chairman Burnside also stated that he was bothered by the fact that staff didn't take care of the issue and that more people, including developers should have been present at meetings, i.e. building code adoption, etc. Vice Chairman Burnside extended a question to the Building Official and Fire Marshal – "Does this code apply to any building permit that is going to be purchased now, yes or no." Vice Chairman Burnside asked for clarification on the term "structure", stating that Arizona Revised Statutes defines structure as "an agricultural building, aircraft hanger, accessory to a residence, a barn, a carport, a fence more than six feet high, a grain silo, a greenhouse, livestock shelter, a private garage, a retaining wall, a shed, a stable, a tank, or a tower." Vice Chairman stated that in his opinion that meant that anytime you want to build something you will have to prove adequate fire flow.

Vice Chairman Burnside added that at the Council work session, Mr. Jenkins or Mr. Foreman

made a statement to the effect of "...a permit will not be issued to any property that does not have water.." and commented on the general impact of that statement. Vice Chairman Burnside closed by stating that he wants to see what other jurisdictions are doing, in order to determine if the Town's hands are tied by the code.

Additionally, Vice Chairman Burnside added that he is upset with Mr. Bassous in regards to the letter of inadequate water received from the Arizona Department of Water Resources and stated the Mr. Jenkins should have provided something to the Commission that indicates whether or not water is available to the property in order to take that into consideration during discussion of adequate fire flow requirements.

Vice Chairman Burnside extended another question to the Building Official and Fire Marshal stating "If I am in an area where the water provider has a water line, and I build a new house, does that automatically tell you that there is adequate fire flow? Who tests it, do you sign it off, or is it just a given? If it is just given and not signed off what device then is considered the adequate flow?" Vice Chairman Burnside stated "These are the types of questions people need to ask, but you can't ask if you are in front of the Council on a work session, and they won't allow the public ask."

Chairman Davis stated that the issue needs to move forward to Council and that regardless of the recommendation provided by Commission, Council still has research and work yet to do. Chairman Davis added that in his opinion, no fire flow is an inadequate solution, but added that there needs to be a common sense solution.

- 8. Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Preliminary Plat 20150392, submitted by John Bassous of Tierra Verde Holdings LLC, owner of parcel 404-18-181E, which consists of approximately 20.92 acres, for the Castle Heights Subdivision consisting of twelve (12) residential lots on Arena Del Loma, near the intersection of Montezuma Castle Highway. – Resource: Community Development Director Michael Jenkins**

**A motion to recommend for approval to Council on Preliminary Plat 20150392, submitted by John Bassous of Tierra Verde Holdings LLC, owner of parcel 404-18-181E, which consists of approximately 20.92 acres, for the Castle Heights Subdivision consisting of twelve (12) residential lots on Arena Del Loma, near the intersection of Montezuma Castle Highway was made by Commissioner Hisrich. The motion included the following stipulations:**

- 1. The Site Data on the Preliminary Plat be amended to reflect the current parcel number 404-18-181E.**
- 2. The Fire District on the Preliminary Plat be amended to reflect Camp Verde Fire District.**
- 3. The School District on the Preliminary Plat be amended to reflect Camp Verde Unified School District.**

**The motion was seconded by Commissioner Blue. All Commissioners are in favor and the motion passes unanimously.**

#### **STAFF PRESENTATION**

Community Development Director Michael Jenkins stated that staff has reviewed the preliminary plat and has determined all items to be in compliance with the Planning & Zoning Ordinance. Mr. Jenkins stated that staff is recommending approval of the Preliminary Plat.

#### **PUBLIC HEARING OPEN**

##### **APPLICANT'S STATEMENT**

The applicant, Mr. Bassous declined to speak on the matter.

##### **COMMENT FROM OTHER PERSONS**

No comments from the public were heard on this matter.

## APPLICANT'S REBUTTAL

No rebuttal was necessary or heard.

## PUBLIC HEARING CLOSED

### COMMISSION DISCUSSION

Chairman Davis indicated that he would like the applicant to meet with the Fire Marshal to discuss the signage for the fire lane. Chairman Davis also asked the applicant to clarify his intentions regarding the side yard interior setback.

The applicant, Mr. Bassous indicated that the zoning district requires 7 feet as a minimum interior side yard setback. The proposed 25 foot interior side yard setback was proposed as an alternative to fire flow requirements. Mr. Bassous indicated that at this point he is requesting the minimum interior side yard setback of 7 feet.

Vice Chairman Burnside read an excerpt from the staff report contained in the agenda packet "Community Development Department staff is recommending denial of the preliminary plat due to the Town of Camp Verde's and Camp Verde Fire District's requirements of adequate fire flow not being addressed." Vice Chairman Burnside also stated that the applicant, Mr. Bassous, should write down ARS §9-808.

In response to Vice Chairman Burnside's statement, Chairman Davis commented that the Fire Marshal is only requiring signage for the fire lane. Chairman Davis asked Mr. Jenkins to clarify staff's recommendation.

Community Development Director Michael Jenkins stated that staff's recommendation changed due to the request for exemption/waiver being received by the developer regarding adequate fire flow requirements. Mr. Jenkins added that those requirements will be determined by the Council, and added that staff has prepared a stipulation for the recommended motion by Commission.

Vice Chairman Burnside stated that the Preliminary Plat contains errors in respect to proposed road names. Vice Chairman Burnside asked why the Commission is receiving documents that are not ready for review, pointing out an error on page 3 where the Town Engineer refers to dedications of drainage easements for the HOA. Vice Chairman Burnside stated that in the future he would like to have correct documents before he sits and reads and analyzes them. Vice Chairman Burnside continued on by stating that the documents included in the agenda packet are full of errors and questioned when Commission approves a document who is checking to see that those changes have been made.

Community Development Director Michael Jenkins stated that in the process of this review staff has been in contact with the developer, Mr. Bassous, and with the Town Manager as well. Mr. Jenkins commented that during that process the developer did not want to request an exception/waiver for the adequate fire flow requirement, which meant his application could not move forward in the process until either a request for exception/waiver had been received, or the requirement had been addressed. Mr. Jenkins added that staff does the best work they can within the limitations set upon them by others.

Vice Chairman Burnside commented that the information does not come from staff, rather the developer, which is who the initial question was aimed at.

A motion to recommend for approval to Council was made by Commissioner Blue.

Community Development Director Michael Jenkins suggested that the Commission include a stipulation that states that the applicant meet the current or modified fire flow requirements as determined by the Town Council of Camp Verde.

Commissioner Blue was not in favor of the added stipulation and chose to withdraw his motion.

A motion to recommend for approval to Council was made by Commissioner Hisrich, with the additional stipulation that the applicant meet the current or modified fire flow requirements as determined by the Town Council of Camp Verde.

Chairman Davis explained to the Commission that he did not feel the added stipulation was necessary.

Commissioner Hisrich chose to amend his motion not to include the additional stipulation regarding fire flow requirements.

**There Will Be No Public Input On The Following Items:**

**9. Current Events**

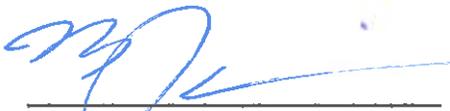
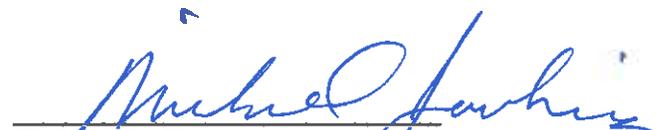
Commissioner Blue informed the Commission that he was extremely impressed with the Community Meeting he attended regarding the General Plan and commended staff and Chairman Davis for their efforts in presenting a factual but community friendly meeting.

**10. Staff Comments**

None

**11. Adjournment**

A motion to adjourn the meeting was made by Vice Chairman Burnside. The motion was seconded by Commissioner Hisrich. The meeting adjourned at 8:43 pm.

  
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Chairman B.J. Davis  
Planning & Zoning Commission  
\_\_\_\_\_  
Michael Jenkins  
Community Development Director

**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 10<sup>th</sup> day of March, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10<sup>th</sup> of March, 2016.

  
\_\_\_\_\_  
Marie Moore  
Recording Secretary

