



**AGENDA**  
**REGULAR SESSION**  
**TOWN OF CAMP VERDE - PLANNING & ZONING COMMISSION**  
**473 S. MAIN STREET, ROOM 106**  
**CAMP VERDE, AZ 86322**  
**THURSDAY, APRIL 8, 2021 6:30 PM**

**Zoom Meeting Link:**

<https://us02web.zoom.us/j/86495663119?pwd=YmpJSEdSZVFXMXNYU2JhRmNHQlJVZz09>

**One Tap Mobile: +1-669-900-9128 or 1-253-215-8782**

Meeting ID: 864 9566 3119

Passcode: 727556

*Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing.*

*All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.*

**1. Call to Order**

**2. Roll Call**

**3. 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:**

January 14, 2021 - Regular Session

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

May 6, 2021 at 6:30 p.m.

**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.)*

**9. Introduction of new members**

**10. General Discussion of Planning Projects**

**11. Action Items:**

*a. There are currently no action items.*

There Will Be No Public Input on the Following Items:

**12. Current Events**

*(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)*

13. **Staff Comments**

14. **Adjournment**

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

*Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.*

*The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.*

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde on April 1, 2021 at 10:00 a.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Bobbi Webb

Bobbi Webb – Assistant Planner

**REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS STE. 106  
THURSDAY, JANUARY 14, 2021  
6:30 PM**

**All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.**

**1. Call to Order**

Chairman Mike Hough called the meeting to order at 6:30 p.m.

**2. Roll Call**

Chairman Mike Hough and Commissioners Greg Blue, Drew Faiella and Chip Norton are present.

**Also Present**

Community Development Director Melinda Lee (Zoom), and Assistant Planner Bobbi Webb.

**3. Pledge of Allegiance**

Chairman Mike Hough 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:**

November 5, 2020- regular session

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

TBA

**c. PZC Quarterly Report for October – December 2020**

**Motion** was made by Commissioner Blue to accept the Consent Agenda. Second was made by Commissioner Norton. **Motion** carried unanimously with Chairman Hough and Commissioners Blue, Faiella and Norton approving.

**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.*

No public comments.

**6. Election of Officer: Chairman**

Commissioner Blue nominated Chairman Hough to remain Chairman. Second was made by Commissioner Faiella. **Motion** carried unanimously with Chairman Hough and Commissioners Blue, Faiella and Norton approving.

**7. Election of Officer: Vice Chairman**

Commissioner Blue nominated Commissioner Faiella for Vice Chairman. Second was made by Commissioner Faiella. **Motion** carried unanimously with Chairman Hough and Commissioners Blue, Faiella and Norton approving.

**8. Chairman Hough continued to reside over the meeting.**

**9. Action Items:**

- a. Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by High View, LLC, for a Major Amendment to the zoning districts for an existing C2- PAD (Commercial: General Sales and Service, Planned Area Development) for the Boulder Creek Master Plan. The request is to include C3 (Commercial: Heavy Commercial) and M1 (Industrial: General) Districts within the Master Plan to allow for a broader range of land uses. The property is located on Parcel 403-15-003S, in Camp Verde, Yavapai County, Arizona.

Public Hearing Opens: 6:45 p.m.

**Staff Report;**

Community Development Director Melinda Lee informed the Commission that an application had been submitted for a Major PAD Amendment by High View LLC. This property had previously come before the Commission in 2019 for a master plan for Boulder Creek as a C2 PAD, the C2 designation giving it the mixed-use capabilities along with the PAD allowing them to develop the property under PAD applications and Final Site Plan approvals. The owner has requested a major amendment to the PAD; he has received interest in the property that goes beyond what was originally approved for the master plan under the C2 designation. He has requested a change from C2 only to C2, C3 and M1. In order for Mr. McDonald to accomplish this, he had to divide the 185-acre parcel into five 36-acre parcels. This is allowed under the Arizona Revised Statutes without a subdivision process because of the size of the parcel, as long as no more than 5 parcels at least 36 acres in size were created. Mr. McDonald's plan supports the Town of Camp Verde's General Plan, which calls for general commercial zones along State Route 260. The C2 and M1 zones are pushed toward the back of the parcel, with an open space that divides the industrial portion from the residential zones. The support from Staff is due to its compliance with the General Plan for the Town of Camp Verde; C3 along SR 260, C2 and M1 off the highway, and the Strategic Plan. The only comment received from the public was that proper remediation of the mining projects be completed. High View LLC is required to provide the Town with engineered remediation documents.

**Applicant:**

Dugan McDonald (Zoom) thanked Ms. Lee for her presentation and then informed the Commission that the intent of the request for the zoning change and PAD modification is to enhance the development of his property. He then asked the Committee if anyone had any questions or concerns regarding the application. Commissioner Faiella asked Mr. McDonald who was going to supply utilities to the property. Mr. McDonald replied that water would be supplied by Camp Verde Water, and that they would be boring 12" water lines under the highway. The expenses of the improvements would be paid by High View LLC.

**Staff Rebuttal-** None

**Commission Comments-** None

**Motion** was made by Commissioner Norton to recommend to the Mayor and Town Council, the approval of an application for a Major PAD Amendment, for an existing C2- PAD (Commercial: General Sales and Service, Planned Area Development) for the Boulder Creek Master Plan. The request is to include C3 (Commercial: Heavy Commercial) and M1 (Industrial: General) Districts within the Master Plan to allow for a broader range of land uses. The property is located on Parcel 403-15-003S, in Camp Verde, Yavapai County, Arizona. Second was made by Vice Chairman Faiella. **Motion** carried unanimously with Chairman Hough, Vice Chairman Faiella, Commissioner Blue, and Commissioner Norton approving.

**10. Current Events**

*Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.*

No current events.

**11. Staff Comments**

Ms. Lee addressed the Commission; one letter of intent for the P&Z Commission has been received. The addition of one member will give the Commission a quorum, however we still need to continue to recruit more members.

**12. Adjournment**

**Motion** made by Commissioner Blue to adjourn the meeting. Second was made by Vice Chairman Faiella. **Motion** carried unanimously with Chairman Hough, Vice Chair Faiella, Commissioner Blue, and Commissioner Norton approving.

Meeting was adjourned at 7:00 p.m.

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Chairman Mike Hough  
Planning & Zoning Commission

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Melinda Lee, Director  
Community Development

**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 5<sup>th</sup> day of November 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14<sup>th</sup> day of January, 2021  
Bobbi Webb

Bobbi Webb, Assistant Planner