

**SPECIAL SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS STE. 106  
THURSDAY, OCTOBER 7, 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 Vice Chairman Drew Faiella (Zoom), Commissioners Greg Blue, Bill Tippet, Todd Scantlebury and Jerry Mason were present.

**Also Present**

Community Development Staff Melinda Lee, NEW Community Development Director John Knight, Zoning Inspector BJ Ratlief and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Commissioner Blue led the Pledge.

**4.** Chairman Hough introduced the new Community Development Director John Knight and deferred further discussion until after the public hearing item.

**5.** 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:**

May 13, 2021 – Special Session

June 10, 2021 – Special Session

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

TBD

**Motion** was made by Commissioner Mason to accept the consent agenda as presented. Second was made by Commissioner Blue.

**ROLL CALL VOTE:**

Chairman Mike Hough: *aye*

Vice Chairman Drew Faiella: *aye*

Commissioner Greg Blue: *aye*

Commissioner Jerry Mason: *aye*

Commissioner Todd Scantlebury: *aye*

Commissioner Bill Tippet: *aye*

**Motion** carried 6-0.

**6. 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.

**7. Action Items:**

a. Public Hearing, Discussion, and Possible Recommendation to the Mayor and Common Council regarding an application submitted by High View, LLC, for a Zoning Map Change for APN 403-15-003X, which consists of approximately 42 acres. The applicant is requesting a Zoning Map Change from C2-PAD (Commercial: General Sales & Service, Planned Area Development) District, to M1 (Industrial: General) District, to allow for the development of a medical marijuana cultivation facility, in Camp Verde, Yavapai County, Arizona.

**Public Hearing Open: 6:32pm**

**Staff Report:**

Melinda Lee stated this is an application for one of five parcels within the project; Highview Boulder Creek Master Plan Project. This is a zoning request is to change a 42-acre parcel from the existing C2 PAD Zoning to an M1 (General Industrial Zone). She clarified that without the PAD designation the applicant would not have to do a final site plan review for approval. Ms. Lee went on to give a history of the changes these parcels have gone through.

- This property is approximately 185 acres was divided into five 36-plus-acre parcels; providing the opportunity for multiple zoning designations within the project. To retain the benefit of the inherent Opportunity Zone overlay, leasehold uses are being proposed, and thus provides an opportunity for a variety of uses to be placed throughout the various parcels, while retaining a single property ownership.
- In May 2019, The Boulder Creek Master Plan was approved by Town Council, for a mixed-use project that incorporated a variety of retail, lodging, commercial, and residential options.
- In February 2021, a Major PAD Amendment was approved by Town Council that retained some C2-PAD zoning, and added C3-PAD zoning, and added M1 zoning on a parcel at the rear of the project.
- On September 6, 2021, a Zoning Map Change application was received for only one parcel within the project, APN 403-15-003X, requesting a change from C2-PAD District zoning to M1 District zoning. (Note: Dropping the "PAD" designation would have the effect of site development that would adhere to the standard criteria for the M1 District).

Ms. Lee stated the property owner is considering several different options for each property. Notifications have been sent out to the only two property owners within the distance allowed. One of the neighboring property owners, Mr. Groseta, was opposed to the marijuana designation, because of the effects of odors being created and it could potentially affect the future residential uses within the neighboring properties. The other two agency comments that came back, had no comments on the rezoning but further processes would be required if the zoning changes go through.

This request does comply with the General Plan and the 260 Character Area. The General Plan states this does not have to be a PAD. It will still provide employment opportunities in the area.

The Economic Development Strategic Plan still supports and encourages infrastructure to be brought out to the area. It gives the project an identity for that area. It will turn more into commercial area rather than the proposed mixed-use, general commercial and residential. This project encourages business development and other uses that will be developed on the property.

Staff is recommending approval of the request. This project is in an Opportunity Zone, and the property will be retained under lease hold for the duration of them being able to benefit under this umbrella.

Community Development Director John Knight stated the rezone is a highly discretionary request. The Commission is under no obligation to recommend approval or denial and can decide not to proceed with the request.

**Applicant:**

Property Owner Jeremy Bach stated he has owned the property since 2015 and is ready to move forward with development options. He has been working with the Department of Defense for a couple of years and is hopeful that an agreement will go through.

Commissioner Mason asked what proportion of "use" on this property will be marijuana? Mr. Bach stated he has been working with different companies and different ideas on the property. As one option, affordable housing will be based on median wages. Mr. Mason asked if all the apartments will go in the apartment area as it is shown on the map? Mr. Bach stated it could possibly be more. They have no issues being around a medical marijuana business.

Chair Hough stated development talk has been going on for a while, when is this going to happen? Mr. Bach stated he hopes to start on October 18<sup>th</sup>, with the first week of November for the installation of utilities. APS has been paid their fees to do their work.

Commissioners talked about tenants and developers having a problem being around a marijuana facility. Mr. Bach states cannabis facilities are more secure than most banks. The smell is only a couple times a year during harvest.

Commissioner Scantlebury stated we do not rezone simply for profit. When we up zone, and the developer leaves and sells the property, then another business could come in with unplanned business.

Commissioners talked about the Department of Defense and the probability of them going through with the purchase of the property. Mr. Bach stated they are interested but they haven't been awarded their contract yet. Once they get awarded, we are the entity that will get their contract. They have been tight lipped about the project, but it is planned to be a large project.

Vice Chairman Faiella is concerned about a cannabis facility being in close proximity to family homes. He also doesn't know how the federal government would feel about being next to one, when it is considered a felony.

**Public Comment:**

Mr. Knight read an email letter from Economic Development Director Steve Ayers. Mr. Ayers objects to the zoning request due to the potential of adverse impact to future residential development in the area.

Mr. Groseta stated he sees these parcels as an economic anchor. He is concerned with a marijuana property being next to his property. He is not excited about another marijuana grow facility in Camp Verde based on the smell; it occurs regularly, not just a couple of times a year. He also stated he has had residential developers interested in his parcels. They are looking for larger parcels and had hoped to have master planned community on these properties. Developers are not excited about an industrial use nor a marijuana grow facility being next door. He would hate to see a use come on to the property and have to be cautious about the uses he brings in. Mr. Groseta is opposed to this rezoning.

Commissioner Mason drove to the current marijuana facility during the day and didn't smell a thing, but when he drove the property at night, he did smell the marijuana odor.

**Staff Rebuttal:**

Chairman Hough asked if the cannabis facility parcel be swapped with the Department of Defense parcel? Commissioners discussed the possibilities of this happening with Mr. Bach and Mr. Groseta. Chairman Hough suggested tabling is item while Mr. Bach gets more information about swapping. Mr. Knight said it is up to the applicant to table the item. Mr. Bach asked Ms. Lee what she would like to do with this? Ms. Lee stated once the M1 zoning is in place, the development plans could change anyway; rezoning requests do not require a specific development plan. Mr. Bach can say what his intentions are, but can come back with other plans. Ms. Lee stated Mr. Bach will not have to do a final site plan approval, due to the removal of the PAD designation. Mr. Bach asked if this could be included back on the request for Council, and Ms. Lee said that PAD is a specific zoning designation and require starting the process over again if it is to be placed back into the request.

**Close Public Hearing:** 7:36pm

**Commission Comments:**

Commissioner Blue has concerns with what has been presented. The original plan was something Commission supported but now it has evolved. He is concerned that the DOD facility would become a military target. The Commission is not here to pump up the value, he is opposed to this plan.

Commissioner Scantlebury is concerned with this proposal. When it is changed to an M1 zone we are allowing everything. These zones are shaping the 260 Corridor and opening up to M1 seems like we are opening up to problems. He is not fond of an open-ended development that could lead to only profit.

Chairman Hough stated he is on the fence. These facilities could produce income and we have to produce something other than sand and gravel. Use property for what its best served for.

Commissioner Tippet doesn't feel this meets the Camp Verde culture, there are already several facilities. This project could bring up security concerns. He is opposed to this and doesn't feel like it belongs there.

**Motion** was made by Commissioner Tippet to recommend to the Mayor and Common Council, the approval of an application submitted by High View, LLC, for a zoning map change for APN 403-15-003X, which consists of approximately 42 acres, from C2-PAD (Commercial: General Sales & Service, Planned Area Development) district to M1 (Industrial: General) District, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Mason.

**ROLL CALL VOTE:**

Chairman Mike Hough: aye  
Vice Chairman Drew Faiella: nay  
Commissioner Greg Blue: nay  
Commissioner Jerry Mason: nay  
Commissioner Todd Scantlebury: nay  
Commissioner Bill Tippet: nay

**Motion** fails 5-1.

**8. 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.*  
None.

**9. Staff Comments**

- John Knight introduced himself and gave his background.
- Ms. Lee stated this is her last meeting. She has enjoyed working with the Commission. She feels things are moving in a positive direction.
- Mr. Knight said they will connect commissioners with town email addresses. This will keep personal emails private that go to their personal email address. Please let John know and he will help get that set up for you.

**10. Adjournment**

**Motion** made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Scantlebury.

**ROLL CALL VOTE:**

Chairman Mike Hough: aye  
Vice Chairman Drew Faiella: aye  
Commissioner Greg Blue: aye  
Commissioner Jerry Mason: aye  
Commissioner Todd Scantlebury: aye  
Commissioner Bill Tippet: aye

**Motion** carried 6-0.

Meeting was adjourned at 7:30 p.m.



Chairman Mike Hough 2021  
Chairman Drew Faiella, 2022

  
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 Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 7<sup>th</sup> day of October 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7<sup>th</sup> day of October 2021.

Jennifer Reed

Jennifer Reed, Recording Secretary