

**MINUTES  
SPECIALSESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS STE. 106  
THURSDAY, SEPTEMBER 8, 2022  
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 Faiella called the meeting to order at 6:30 p.m.

**2. Roll Call**

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioners Greg Blue, William Tippet, Michael Hough, Ingrid Osses were present. Robert Foreman is absent.

**Also Present**

Community Development Director John Knight, Administrative Assistant/Assistant Planner BJ Ratlief, Town Clerk Cindy Pemberton, Town Clerk, and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Commissioner Tippet 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:** August 4, 2022

**B. Set Meeting Dates:** October 6, 2022, at 6:30pm – (Regular Session)  
October 13, 2022, at 6:30pm – (Special Session)  
November 3, 2022, at 6:30pm – (Regular Session)

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

**Roll Call:**

Chairman Andrew Faiella: aye  
Vice Chairman Todd Scantlebury: aye  
Commissioner Greg Blue: aye  
Commissioner Bill Tippet: aye  
Commissioner Michael Hough: aye  
Commissioner Ingrid Osses: aye  
Commissioner Robert Foreman: absent

**Motion** passed unanimously 6-0.

**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. **Public Hearing -Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council to approve a request by Tanner Bryson (agent for owner Donald Bryson) for a Zoning Map Change from R1-70 (Residential: Single Family, 70,000 square foot minimum lot size) to R1-70/PAD (Residential: Single Family, 70,000 square foot minimum lot size/Planned Area Development) for approximately 4.4 acres located at 1738 Arena del Loma (APN 404-18-1780). The purpose of the request is to permit a commercial equestrian arena and recreational vehicle lodging. The request includes the following specified activities and events: equestrian training, roping events, barrel racing, team roping, fundraisers, equestrian show events, potlucks, parties, car shows, and festivals. Staff Resource: John Knight**

• **Staff Comments**

Community Development Director John Knight went through the staff report and explained why a PAD process is appropriate. Mr. Knight reviewed the details of the item including the exhibits and maps (see attached). He also reviewed the 2016 decision; the property owner has a *Historic Use* for arena type of events. Town code referenced in the 2016 decision no longer exists. Mr. Knight read through the conditions of approval:

1. The applicant shall comply with the requirements contained in the submitted project narrative and application materials (Exhibits A – E), unless modified by these conditions.
2. The applicant shall submit for Final Development Plan/Site Plan approval for review by the Planning and Zoning Commission and Town Council according to Section 201.L.2. of the Zoning Ordinance. The applicant shall also submit for Development Standards review per Section 400 of the Zoning Ordinance.
3. This approval rescinds the 2016 Notice of Decision. *Mr. Knight stated this is very important.*
4. Prior to any construction or improvements, the applicant shall obtain building permits for all new structures, as required by the Chief Building Official and Building Code.
5. The applicant shall submit a quarterly report to the Community Development Director certifying that the number of RVs is in compliance with Exhibit B – RV Plan. This includes a maximum of 20 RVs as follows:
  - a) Two (2) permanent RV's for full time onsite caretakers
  - b) Six (6) RV sites for instructors up to 6 months at a time
  - c) Twelve (12) short term stay sites; less than 31 days
6. RV use and occupancy can only be in conjunction with arena events and activities identified in Exhibit C – Events and Operations Plan.
7. The Final Development Plan shall demonstrate that a minimum of 1,500 sf is provided for each RV site in accordance with Section 306.C.2. of the Zoning Ordinance.
8. The Event Mitigation Plan shall be submitted to the Community Development Department for review and approval at least two (2) weeks prior to any Large Events in accordance with Exhibits C and E.
9. Noise, hours of operation, use of generators, and other related arena activities, shall be limited to the hours of 7 am to 10 pm. The sound from amplified music must be minimized utilizing all of the following methods: a) decibel monitoring, b) deflection of sound through barriers, and c) aligning speakers in a location that would direct sound away from the closest neighbors. The applicant shall submit a quarterly report to the Community Development Director certifying that sound levels are in compliance with the above requirements and within the decibel limits set by Town Code. *Mr. Knight stated this will be hard to monitor that is why they are asking for quarterly reports including sound requirements.*
10. The applicant shall comply with Section 10-2-1 of the Town Code (Declaration of Nuisance) which states:
  - a) Property and Hazards: No use or structure shall be operated or maintained in such a manner as to be an explosive or fire hazard; nor cause smoke, soot, dust, radiation,

odor, noise, vibration, heat, glare, toxic fumes or other negative impact on the community to be emitted into the atmosphere at any time to such an extent as to constitute a nuisance; contribute to neighborhood deterioration; nor divert water-carried waste or pollutants into any open water course or groundwater supply. Any such condition determined by the Town to constitute imminent peril to public health, safety or welfare shall be ceased immediately.

11. All proposed lighting shall be made Dark Sky Compliant within twelve (12) months of beginning operation and meet the requirements of Section 405 – Outdoor Lighting, of the Zoning Ordinance. *Mr. Knight stated Mr. Bryson will have (12) months to convert lighting to dark sky compliant.*
12. During the first six (6) months of operation, the maximum number of large animals shall be reduced below the counts proposed in Exhibit D – Animal Management Plan. Upon successful demonstration of compliance with all the requirements and restrictions of the PAD, the applicant may petition the Commission and Council to increase the animal counts. The limits for the first six (6) months include:
  - a) Large Animals (Horses and Cattle) Onsite – 75
  - b) Guest Horses – 40
13. Manure pens shall be located away from neighboring borders.
14. Town staff shall be allowed to enter the property on a monthly basis to monitor and document noise, odor, and other potential nuisances. Town staff shall provide advance notice to the property owner or applicant prior to inspections.
15. The proposed uses shall be limited to those identified in application material and exhibits. All other uses are disallowed.
16. A Major Amendment to the PAD includes any request for an amendment to the Development Schedule, an increase in the square footage of buildings, a change in the location or distribution of approved uses, a modification to the approved site plan, or any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director. Major Amendments must be approved by the Town Council upon recommendation by the Planning and Zoning Commission.
17. A request for a Minor Amendment, may be filed with the Community Development Department if the Community Development Director determines the request is not a Major Amendment, as defined above.
18. The number of event attendees shall be limited by the available onsite parking. The applicant shall provide parking at a ratio of one (1) space for every three (3) attendees.
19. As part of the Final Development Plan/Site Plan review and approval by the Planning Commission and Town Council, the applicant shall provide a schedule for development of the specific use or uses (the Development Schedule) for which the zoning is requested, in accordance with Section 9462.01.E of the Arizona State Statutes. If, at the expiration of this period, the property has not been improved for the use for which it was conditionally approved, the Town Council, after notification by certified mail to the owner and applicant who requested the rezoning, **shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.**
20. The applicant shall submit for review after six (6) months of operation, then on the one (1) anniversary date, then annually for an additional three (3) years - four (4) years total. This shall be reviewed by the Planning and Zoning Commission and Town Council. The purpose of the review will be to determine satisfactory compliance with the requirements of the PAD and conditions. The Town Council may modify the number of animals, size of events, hours of operation, frequency of events and number of attendees to ensure compliance with the

PAD requirements. If, after four (4) years of successful compliance with all of the PAD requirements, the Council may remove the requirement for review or extend the review for an additional time period.

Mr. Knight then reviewed the State Statutes. He reminded Council that it can revert back to R1 Zoning if criteria's are not met.

Vice Chairman Scantlebury ask Mr. Knight about the number of animals allowed on the property. Mr. Knight stated 75 large animals plus 40 guest horses.

Chairman Faiella asked if this reverts back does that also reinstate the 2016 decision? Mr. Knight said no, this will replace the 2016 decision.

Commissioner Tippet asked for clarification as to what an "Agreement to Waive Claim of diminution of in value" means. Mr. Knight stated under State Statute, if the town does something to harm the value to someone's property, like a rezone, they might have a claim. It is standard part of an application.

Commissioner Hough stated that in 2016 Mike Jenkins was asked to do an NOD on this grandfather property. Mr. Hough is disappointed in #3 about recreation vehicles. Recreation vehicles are part of the rodeo property. He thinks Mr. Jenkins made a mistake he thinks he was looking at this as if it was an RV park instead of looking at the RV's as part of the rodeo equipment.

**• Public Hearing Open 6:56pm**

*Chairman Faiella asked the public to fill out a comment card if they would like to speak. They will be allowed 3 minutes to speak. A member of the Public can designate one person to be a spokesperson and designate that person their three minutes. Commission cannot comment during this time.*

**Applicant comment-**

Applicant Tanner Bryson gave a power point presentation. This included a map of the property, historical uses, flyers of past events, awards/presentations, pictures of daily routine of events, illustration of daily/weekly lessons (roping/breakaway clinics), and family reunions/birthday parties. He said the FFA Club makes money by running the concessions. He added the proposed RV hookups are for convenience to participants to keep the noise down during events instead of running generators.

He would like to preserve the history of the arena but bring it back to better standards. The 2016 document didn't define what is legal and what is not legal. This is an opportunity for the town to bring into compliance with the zoning.

**Applicant Attorney Rose Winkler** stated Mr. Bryson already had authority to conduct activities on the property, he just wanted to add RV hookups. She reviewed changes to the Conditions of Approval they would like to make:

#3 This approval ~~revises~~ **revises** supplements the 2016 Notice of Decision to expand the authorized uses of the subject property.

#8 The Event Mitigation Plan shall be submitted to the Community Development Department for review and approval, **which shall not be unreasonably withheld**, at least two (2) weeks prior to any Large Events in accordance with Exhibits C and E.

#9 ~~Noise, hours of operation, use of generators, and other related arena activities, shall be~~

~~limited to the hours of 7 am to 10 pm. The Applicant shall at all times abide by the Town's Noise Ordinance. The sound from amplified music must be minimized utilizing all of the following methods: a) decibel monitoring, b) deflection of sound through barriers, and c) aligning speakers in a location that would direct sound away from the closest neighbors. The applicant shall submit a quarterly report to the Community Development Director certifying that sound levels are in compliance with the above requirements and within the decibel limits set by Town Code.~~

~~#12 During the first six (6) months of operation, the maximum number of large animals shall be reduced below the counts proposed in Exhibit D—Animal Management Plan. Upon successful demonstration of compliance with all the requirements and restrictions of the PAD, the applicant may petition the Commission and Council to increase the animal counts. The limits for the first six (6) months include:~~

~~a. Large Animals (Horses and Cattle) Onsite—75~~

~~b. Guest Horses—40~~

~~\*\*\*Applicant objects to the entirety; naturally limited by noise and nuisance ordinances.~~

~~#13 Manure pens piles shall be located away from neighboring borders contained within a block structure, covered by a tarp, and in a location designed to minimize impact to the neighbors. \*\*needs more clarity addresses manure piles, he will be moving to block structure~~

~~#14 Town staff shall be allowed to enter the property on a monthly basis in response to facially valid complaints to monitor and document noise, odor, and other potential nuisances. Town staff shall provide advance notice to and coordinate with the property owner or applicant prior to schedule inspections.~~

~~#16 A Major Amendment to the PAD includes any request for an amendment to the Development Schedule, an increase in the square footage of buildings, a change in the location or distribution of approved uses, a modification to the approved site plan, or any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director. Major Amendments must be approved by the Town Council upon recommendation by the Planning and Zoning Commission. A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:~~

~~1)An increase in the approved totals of dwelling units or gross leasable area for the PAD District.~~

~~2)A change in zoning boundaries.~~

~~3)Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.~~

~~#20 The applicant shall submit for review after six (6) months of operation, then on the one (1) anniversary date, then annually for an additional three (3) years—four (4) years total. This shall be reviewed by the Planning and Zoning Commission and Town Council. The purpose of the review will to be determine satisfactory compliance with the requirements of the PAD and conditions. The Town Council may modify the number of animals, size of events, hours of operation, frequency of events and number of attendees to ensure compliance with the PAD requirements. If, after four (4) years of successful compliance with all of the PAD requirements, the Council may remove the requirement for review or extend the review for an additional time period. \*\*The applicant objects to this condition, it doesn't provide certainty, They would also like to ADD:~~

~~#21. The Hours of Operation for the winter season set forth in the Applicant's Exhibit C, Event & Operations Plan, is exclusive of events which may extend past 6pm due to a unanticipated circumstances. At all times, Applicant will ensure events abide by the limitations of the Noise Ordinance and are consistent with the lighting plan.~~

Mr. Bryson stated he has been on the property for 11 years and has worked with no violations in those 11 years. The Town has walked the property in the past, and he has been very accommodating to the neighbors. The property is in the process of being put back together and he wants to beautify it and keep it a piece of history for Camp Verde.

**Public Comments:**

**Glen Allen** (was given 12 minutes to speak on behalf of himself and 3 others) - is a 25-year resident/neighbor of the property. He feels it is essential to keep the 2016 document in place to show a history of the troubled property. At first there was good upkeep of the facilities, and he was proud to have the facility in neighborhood. Things changed and there have been numerous violations: how the property is being used, manure piles, lights being left on all night disturbing neighbors, animals getting loose and creating traffic hazards, garbage collecting which is an eye sore, drivers can't see around the debris piles, increasing number of large trucks, unauthorized uses of large trucks i.e. non-equine vehicles, multiple RV's parked on the property, large size commercial events/trucks, and damage drainage ditch of driveways. The neighbors want to be considered fairly and they want to be heard. They want equal enforcement of codes that are already in place.

**Scott Canty**- Attorney General for the Yavapai Nation. Mr. Canty gave a summary of a letter submitted by the Nation and gave one to each Commissioner. Mr. Canty stated the Nation respects the existing Historical Use but does not want any expanded use, they reject the rezoning use. The Nation would like the arena to stay there just under improved conditions. The expanded uses could devalue properties of other residential neighbors.

**John Bassous**- (was given 12 minutes to speak on behalf of himself and 3 others) He acknowledged the applicant. There should be common ground but within boundaries. The association has done well for the community and they don't want it to cease and desist. A couple of issues he'd like to point out are the placement of corrals, and the placement of a shipping container which is now permitted. He reviewed a study done by a major university about manure. This problem needs to be addressed. He also pointed out that there is no septic system, the commercial operations of hay sales, and boarding horses over the number allowed. Neighbors are concerned about what happens with the transition after current owner. He stated there is a lot of monitoring done by the town, the town shouldn't be checking up monthly or monitoring, the business should stand on its own. Some complaints are legit and some are not. He suggests installing a septic system to handle waste, work on dark sky compliant lights, add a care takers module or site build home and invest in an engineer. They are in favor in keeping the arena hosting events, they are opposed to expanded operations. He asks the Commission to consider the neighbors who are here and the Nation who represents thousands of voices.

**Christa Brunori**- has been invested in of Arena Del Roma for nearly a decade and the wife of Tanner Bryson. She hopes the Commission will hear all voices in the room. Mr. Bryson is committed to the restoration of the arena. He is committed to preservation. She testified in the character of Tanner. She is worried about the loss of the Town's history. This town stands for and represents the cowboy way. This arena is the grandfather of all arena's in the area.

**Gena Gregory**- this arena offers a more suitable place for those who can't afford Jackpot Ranch and offers them a little competition. This is a country environment, and the neighbors



are not giving Bryson time to clean up the property. It has improved in the past year. RV hookups are important for horse owners.

**Harlo Ceber-** owns the property next door. He feels that Mr. Bryson has done a wonderful job.

**Lacota Bonhese-** lived in area for 11-years The arena was a wreck at first but Mr. Bryson has done improvements over the years. Feels this should be approved so he can complete his course of business. No one is there 3-4 months during the summer. The lights don't bother him. Mr. Bryson never refusing anyone to use the arena. The traffic issues are more likely the people going past the arena than those coming to the arena. There are a lot of false accusations going around.

Town Clerk Pemberton asks for a break to fix technical issues. Chairman Faiella asks for a 5 minute break.

*Meeting Break: 7:53pm*

*Meeting Resume: 8:01pm*

**Jordy Weaver-** she is in support of the changes for Arena Del Roma, she has been a resident for 8yrs. When she took office as treasurer for Verde Fair and Rec they had no money to sustain the arena. The Bryson's have been funding refurbishment. The arena has been here for 60+ years and will not continue to function without the Bryson's. The arena future should be as a commercial equine facility as it always has been. The zoning changes will allow more income and make it eye appealing. If operations & growth is stopped it will set a precedence to what is to come. That will be an attack on agricultural foundation. She encourages everyone to Google Arizona Roping Camps, these are very successful places and are needed within the equine community.

**Ty Birdell-** 5<sup>th</sup> generation, his grandfather originally worked on arena, Ty moved here specifically for this way of life. Mr. Bryson has helped his team roping skills and has progressed with his help. The community needs this equine facility.

**Cheri Wischmeyer-** doesn't live in neighborhood, but she has drove by numerous times and witness lights shining into homes/windows. She believes lighting should be the number one priority. She has also read through police records relating to this property. She encourages the Commissioner to read all of the records. She is not opposed to the arena being there but it needs to not be a disturbance to community.

**Kylynn Bryson-** the arena is her home and she went on to talk about her favorite things about the arena.

**Jake Davis-** moved here 1yr ago from Flagstaff. The Western community was a positive thing for them. Mr. Bryson and arena has been critical in bringing him into western community. He has never had a negative experience in the arena. Mr. Bryson has always been willing to teach and to give back. The arena has had a positive impact on him and his family.

**Clay Bryson-** shared some of her experiences and why it is important to her and her family.

**Kim Pendergast-** shared some of her experiences and why it is important to her. She also talked about the historical value.

**Mary Phelps** (via zoom) speaking from two sides. First, she has been a resident of the Verde Valley, and has numerous memories there at the arena. Coming to you as President of the Camp Verde Arena Association, numerous people have asked her if this would affect you having another arena in Camp Verde. She said no, it actually makes it better. Other cities have multiple arenas. It actually makes your property price go up higher when you have these types of facilities around. Our community page of the Camp Verde website, in the first paragraph. Describes the Camp Verde western lifestyle. She hopes the Commission allows Arena Del Loma to continue.

- **Public Hearing Closed: 8:27pm**

- **Commission Discussion**

Commissioner Osses would like to talk about the conditions the applicant doesn't approve of. She thinks we should table tonight's decision until there is time to go over those items and come up with something in the middle. Mr. Knight said it is within the Commission's right to table the item.

Mr. Knight said the applicant would like to do a quick rebuttal on some of the comments.

Commissioner Hough doesn't understand why there is an application to change the zoning because it is already grandfathered in with the exception of not recognizing an RV park. It is his understanding that a business that has been grandfathered in can expand 1.5 times its current size. Mr. Knight stated a nonconforming use for structure cannot be expanded on anymore.

Vice Chairman Scantlebury is hearing that no one wants to get rid of arena. What he is seeing is a differences in opinion on how the arena should be run. The 2016 MOD is really vague. It is not sufficient to meet needs of neighborhood or to meet the needs of the applicant. The applicant came in trying to change to a PAD which is a good will effort to do the right thing. There are legal objections to the PAD. The numbers are not defined well. The 2016 agreement is also not well defined. The town should not be monitoring the business. The Town doesn't do this for any other business. He would prefer to take the 2016 agreement and review it. Talk about the undefined things that could be worked out between the neighborhood and arena. The applicant should have a chance to get things done right.

**Applicant Comment/Rebuttal:**

Chairman Faiella asked Mr. Bryson if he understand the sensitivity of the neighbors in the area? Mr. Bryson said yes.

Chairman Faiella went on to say an RV could be needed for care takers and events but having them out there extended length of time is not appropriate. The amount of complaints and violations were not all attributed to you, but it would go a long way to address neighbor about their issues and concerns. Mr. Bryson agrees on all points. The Notice of Decision is inadequate and doesn't define issues. Verde Fair and Rec at the time were strapped and didn't want to fight the Notice of Decision, Carmen assured the Association that this would solve the issues but it didn't work out that way. Secondly, he feels like the characterization of this project and expansion which is not an expansion at all, is actually defining what the arena does and has done to become financially stable. When he took over the arena, he realized the parking lot is inadequate to host major events. He hasn't had an event where traffic has spilled out onto road or down the road on to other properties. All traffic has been contained within the fence. He has been doing clinics to make money. RV's are there for the instructors at the clinics.



### **Applicant Comment/Rebuttal:**

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Mr. Bryson wanted to address concerns about commercial operations. He is not doing a trucking business. He has two other ranches at different locations and buys a truck load of hay a month for his animals. He is not operating a trucking business nor are they operating an RV park, they are a community based horse facility. He will not have events where there are 300 ropers on property. He would lease another location for that type of event. He has never obstinate or abusive, he has always been willing to comply with any request from the Town. The 2016 Notice of Decision has brought us to this place.

Commission Hough asked how can this notice be reworked. Can you rewrite or have a committee rewrite it? He also asked Mr. Bryson that If we come up with a new MOD can you wait to see what it says. Mr. Bryson said yes he is agreeable. Commissioner Hough is concerned that with the PAD Mr. Bryson would be putting himself on a leash. If we could re-identify the MOD to accurately reflect what was going on in the past that he would have more freedom to operate as it was operated in the past. Mr. Bryson agreed that this is the Town's attempt to clear up some of this; a cleanup effort.

Mr. Hough said the 2016 MOD doesn't address a lot of things. The revisiting of the 2016 MOD, should have been appealed back in 2016. The 2016 MOD is confirming the legal nonconformity of what is going on but it doesn't address all the issues that we are aware of today. The goal as commission should be removing nonconforming. Uses, legal or otherwise. Let's put a mechanism in place to relieve the nonconformity. The PAD process does this but put some restrictions on it. If he doesn't do what he says he's going to do the Council has the authority to take it away and revert it back to the R1 zoning.

Town Attorney Bill Sims (via Zoom) –the one thing the neighbors and the applicant agree upon is keeping Notice of Decision in place. That is the worst document to abide by. ***\*\*Lost connection\*\****

***\*\*Reconnected\*\**** Mr. Sims continued, if I am the applicant I want certainty so I don't lose my rights. The town wants to get rid of nonconforming uses. The Town's code is terrible on RV's. He is pleased that there is a lot of agreement. One being the arena will not be an RV park it will only be used as an arena. The Commission has to balance the needs of Mr. Bryson, the property owner and the neighbors. Take advantage of PAD process. Commission has the

power to authorize the PAD. Develop conditions, develop requirements and figure out a mechanism to enforce them.

Commissioner Osses suggest we revisit the terms and conditions and come up with a medium ground. Maybe schedule a meeting in 2 weeks to come to an agreement then come back to us. She would love to table it.

**Motion** was made by Commissioner Osses to table this discussion until the next regular meeting September 22<sup>nd</sup> and direct staff to look into the conditions that were outlined on page 23 by the staff and also by Mr. Bryson's attorney and come up with a common list of conditions. Second was made by Commissioner Blue.

Vice Chairman Scantlebury suggested an amendment to the motion.

Commissioner Osses thought that his suggestion added to her original motion. She restated the original motion. She is not sure they need to have neighborhood representative meet with them. Attorney Rose Winkler - referring to the inclusion of a neighbor included in this process, their position is that this process is a matter between the applicant and the Town. Neighbors can contribute in other ways such as a public hearing, etc. They do not think it is necessary to include them in the actual negotiations. Negotiations should be between the applicant and the town. **Roll Call:**

Chairman Andrew Faiella: aye  
Vice Chairman Todd Scantlebury: aye  
Commissioner Greg Blue: aye  
Commissioner Bill Tippet: nay  
Commissioner Michael Hough: aye  
Commissioner Ingrid Osses: aye  
Commissioner Robert Foreman: absent

**Motion** passed 5-1.

Mr. Knight stated the Staff Report will be out a week before hand with revised agreement.

## 7. **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*

## 8. **Staff Comments**

- Appreciates everyone's effort in tonight's meeting, he thought it went very well. He also appreciated having Town Clerk Pemberton being in attendance as well.
- The update from September 7, 2022 Council Meeting- Council granted a 3-month hiatus for Mr. Foreman from the Commission so he can help out with the Planning Department, they also had a rezone from an R1L to R1 approved by the Council, and Council recommended bringing the height ordinance back to Commission to pursue it as an Overlay Zone; to give more detail.

9. **Adjournment**


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

**Roll Call:**

Chairman Andrew Faiella: aye  
Vice Chairman Todd Scantlebury: aye  
Commissioner Greg Blue: aye  
Commissioner Bill Tippet: aye  
Commissioner Michael Hough: aye  
Commissioner Ingrid Osses: aye  
Commissioner Robert Foreman: absent

**Motion** passed 6-0.

Meeting was adjourned at 9:12 p.m.



Chairman Drew Faiella



Community Development Director John Knight

**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, Arizona during the Special Session held on the 8<sup>th</sup> day of September 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8<sup>th</sup> day of September 2022.

Jennifer Reed

Jennifer Reed, Recording Secretary