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**FINAL MINUTES  
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION  
REGULAR SESSION  
473 S. MAIN STREET, SUITE 106  
THURSDAY, JULY 27, 2023 at 6:00 P.M.**

**ZOOM MEETING LINK:**

<https://us06web.zoom.us/j/84620757891?pwd=ZXhseWVXUWYxc3pXRnZEWjA3dDZHZz09>

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

**Meeting ID: 846 2075 7891**

**Passcode: 766870**

1. **Call to Order** Chairmain Faiella called the meeting to order at 6:00 PM.
2. **Roll Call.** Member Greg Blue, Member Robert Foreman, Member Ingrid Osses, Member William Tippet, Member Mark Lomeland, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury (ZOOM).
3. **Pledge of Allegiance** Chairman Faiella led the Pledge of Allegiance.
4. **Consent Agenda** - All 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 the Commission requests.
5.
  - a. **Approval of Minutes:**  
  
June 8, 2023, Regular Session-Work Session
  - b. **Set Next Meeting, Date and Time:**  
  
August 10, 2023 @ 6:00 pm, Regular Session - **CANCEL**  
August 24, 2023 @ 6:00 pm, Regular Session -**CANCEL**  
September 14, 2023 @ 6:00 pm, Regular Session  
September 28, 2023 @ 6:00 pm, Regular Session

On a **motion** by Commissioner Blue, seconded by Commissioner Osses, the Commission **moved** to approve the consent agenda as presented.

**Roll Call Vote:**

Commissioner Tippet: Aye

Commissioner Lomeland: Aye

Commissioner Blue: Aye

Chairmain Faiella: Aye

Vice Chairman Scantlebury: Aye

Commissioner Osses: Aye  
Commissioner Foreman: Aye  
**Motion Carried: 7-0**

- 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 Cards.*

- 7. Public Hearing:** Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of Zoning Map Change for 26 West Salt Mine Road (APN 404-28-051A) from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services).

*Staff Comments:*

Town Planner Cory Mulcaire and Community Development Director John Knight spoke as staff representatives for this hearing. Ms. Mulcaire used a slideshow as she spoke to the Commission to give specifics on the property in question. She stated that Copper Canyon Fire and Medical is requesting a zoning map change. It is currently zoned R1L-35, and the rezone would be to C2. The use on the property is a legal, non-conforming use, as it was there prior to the town being incorporated. It is part of the Downtown Character Area in the General Plan, not the Salt Mine Character Area. Because of Copper Canyon's intergovernmental agreement with the town, all fees are waived in any permitting process.

*Applicant Presentation:*

Robb Witt, Fire District Representation, presented to the Commission on the rezoning of 26 Salt Mine Rd. from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services) to conform with its current use.

He used a Power Point to do so.

Mr. Witt gave details to the Commission on why they are requesting a rezone. Correcting the zoning will allow the district to improve the property and maximize its value for the district.

Interim Fire Chief and Fire Marshall Nate Bailey also presented on behalf of Copper Canyon Fire and Medical. He shared with the Commission the history on the property, its current use, and why this re-zone would greatly benefit the fire district.

Copper Canyon Fire and Medical Board Chairman Josh Maxwell spoke on behalf of Copper Canyon Fire and Medical. He too explained the reasoning behind the rezoning request. They have been in a serious financial hardship, and getting back on their feet will take about 3 years. He recognizes that rezoning to a commercial property will up the value in that property substantially. With that, however, they recognize that the community may not be fond of the rezone. They do not plan to sell the property. Mr. Maxwell said they have plan to stay on the property by leaving it the way it is and doing an extensive remodel. They also plan to allow the dentist to expand on the property.

*Commission Discussion:*

The Planning and Zoning Commission asked questions to staff and the applicants to better understand the rezoning request in front of them.

*Public Comments:*

*Chairman Faiella opened the public hearing at 7:00 PM*

Dr. Ryan Carter, who rents his dentistry space from Copper Canyon Fire and Medical Department on the property in question, spoke in favor of the rezone.

Ed Logan spoke against the rezone.

Jim Meredith spoke against the rezone.

Brenda Hauser spoke against the rezone.

Dave APJones spoke against the rezone.

Taylor Hammond spoke in favor of the rezone.

Janet Anderson spoke against the rezone.

Brenda Tammarine spoke against the rezone.

Sal Unaly spoke in favor of the rezone.

*Chairmain Faiella closed the public hearing at 7:25 PM*

*Continued Commission Discussion:*

Vice Chairman Scantlebury spoke on Zoom. He shared a quote from former Commissioner Hough "As Commissioners, we should not rezone for profit." He shared that he does not feel this is the correct rezone for this property, and he will not be voting for it.

After much discussion amongst the Commission, it was decided unanimously that while all the Commissioners respect and are thankful for the Copper Canyon Fire and Medical District and their service to the town, they do not feel that rezoning this property to C2 is appropriate, as it seems that the only way it could possibly benefit the Fire District is to sell the property. It was suggested amongst many Commissioners that the rezone be to R-S.

*Additional Applicant/ Commission Discussion:*

Robb Witt, representative of Copper Canyon Fire and Medical, spoke again. He reiterated the stance of the applicant and said he feels that they're not only denying the rezone, but they're also no longer allowing them to operate as they have been, as the property has been operating under C-2.

Chairman Faiella asked for a table of this item; however, many Commissioners were against this. They would like to give the applicant an answer.

Mr. Knight said the only thing that would solve all the problems would be a PAD. He feels the

applicant deserves a decision this evening and recommended they do not table the item. He urged the Commission to look not at the applicant or community members, but at the property and decide what the correct zoning for that property is. What is before them tonight needs to be voted on, and if a different rezone were to be decided on, this process would have to be finished before they were to try for another. There is always an opportunity for the applicant to pull their application and reapply for a different zone.

It was decided amongst the Commission not to table this item, but to deny the rezone to C2, in hopes that they can allow Copper Canyon Fire and Medical District to assess and reapply for a different rezone.

On a **motion** from Commissioner Tippet, seconded by Commissioner Foreman, the Commission moved to approve recommendation to the Mayor and Common Council of the Town of Camp Verde Zoning Map Change for 26 West Salt Mine Road (APN 404-28-051A) from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services)

**Roll Call Vote:**

Commissioner Tippet: Nay  
Commissioner Lomeland: Nay  
Commissioner Blue: Nay  
Chairman Faiella: Nay  
Vice Chairman Scantlebury: Nay  
Commissioner Osses: Nay  
Commissioner Foreman: Nay

**Motion Denied: 0-7**

Mr. Knight shared that they are shooting to see this go before Council on September 6<sup>th</sup>.

- 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.

*No Current Events.*

- 9. Staff Comments**

Mr. Knight shared with the Commission an update on Council's request to move forward on the re-assessing and updating of the animal point system. They are crafting a community input survey.

- 10. Adjournment** Chairman Faiella adjourned the meeting at 8:02 PM.

  
Chairman Andrew 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 Work Session held on the 27<sup>th</sup> day of July 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of June 2023.

  
Mary Frewin, Recording Secretary

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**ZONING MAP CHANGE  
404-28-051A**

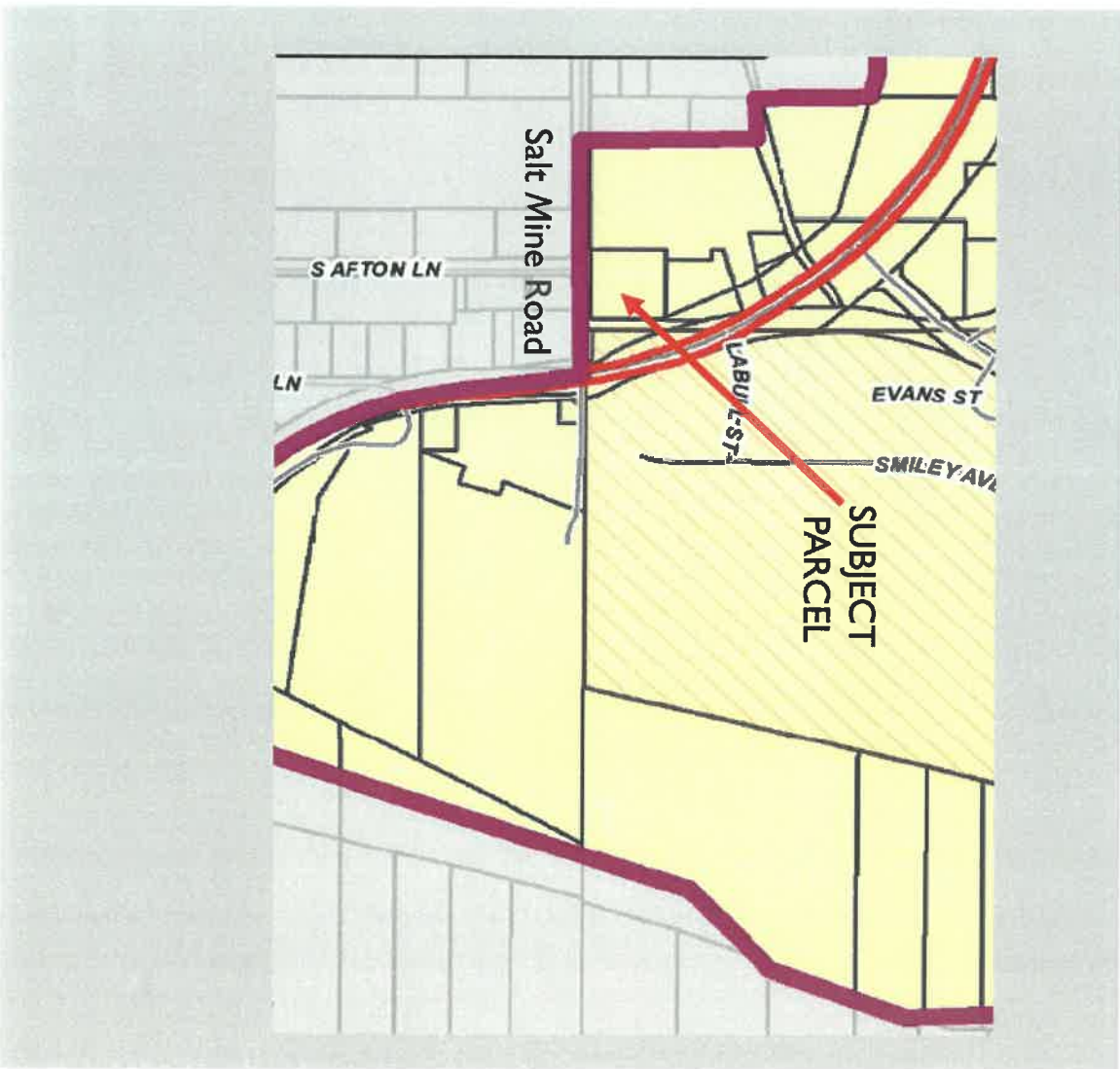
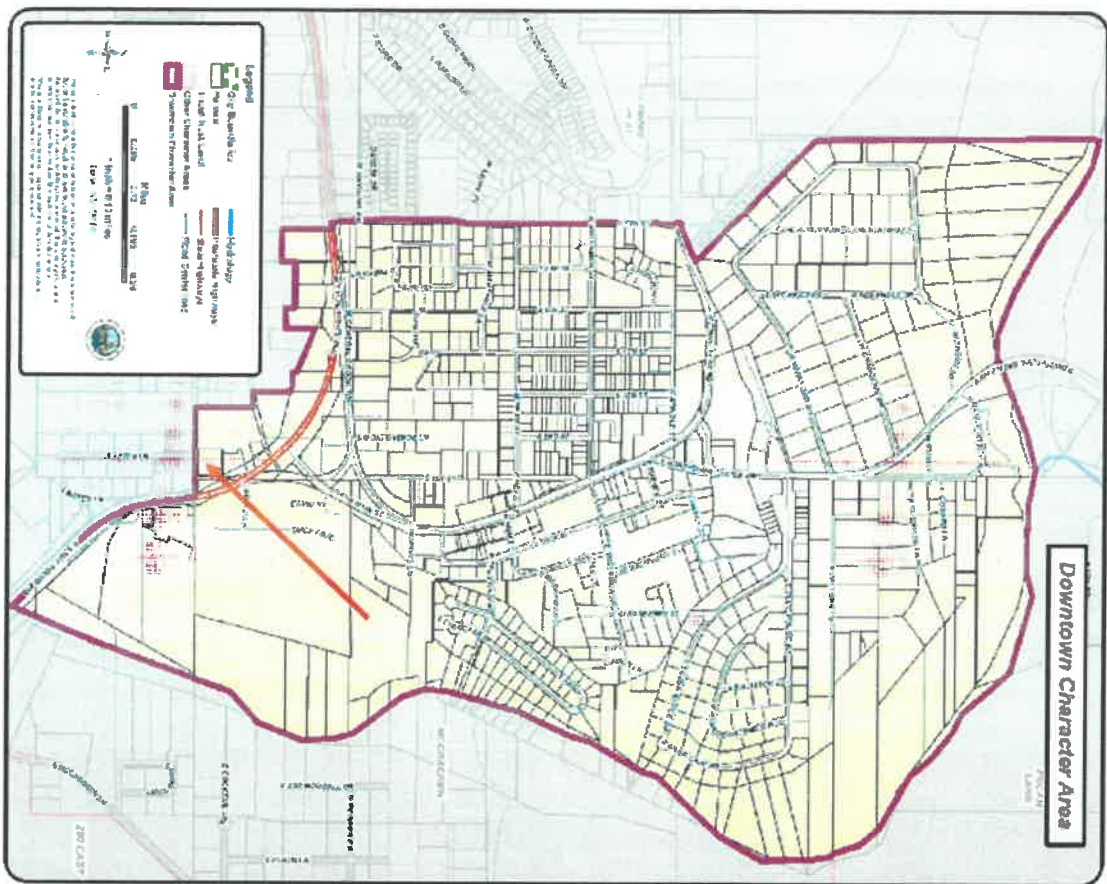
**Copper Canyon Fire and Medical  
RIL-35 to C2**

# General Plan Downtown Character Area

**A. GOAL: PROMOTE MIXED-USE  
DEVELOPMENT WHILE PROTECTING  
THE TOWN'S HISTORIC  
CHARACTER**

**PREFERRED NON-RESIDENTIAL  
ZONING DISTRICTS**

- Implementation Strategies
  - Encourage mixed-use development with multi-modal connections.
  - Promote office type uses along with local and neighborhood retail.
- Agricultural Use & AG
- RS
- C1
- C2
- Open Space
- Public Facilities







# Planning & Zoning Commission Training: Rezoning

Important:

**Rezoning is legislative**

**Wide discretion given to municipalities on rezoning**



PIERCE COLEMAN

