

**FINAL MINUTES**  
**REGULAR SESSION**  
**TOWN OF CAMP VERDE-PLANNING AND ZONING COMMISSION**  
**REGULAR SESSION**  
**473 S. MAIN STREET, SUITE 106**  
**CAMP VERDE, AZ. 86322**  
**THURSDAY, SEPTEMBER 28, 2023, AT 6:00 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 6:00 p.m.

**2. Roll Call**

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioner Greg Blue, Commissioner William Tippett, Commissioner Mark Lomeland, Commissioner Robert Foreman and Commissioner Ingrid Osses were present.

**Also Present**

Community Development Director John Knight (via Zoom), Town Planner BJ Ratlief, Town Planner Cory Mulcaire and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Commissioner Foreman 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 24, 2023, Regular Session

**B. Set Meeting Dates:** October 12, 2023, at 6:00 pm Regular Session  
October 26, 2023, at 6:00 pm Regular Session  
November 9, 2023, at 6:00 pm Regular Session  
November 23, 2023, at 6:00 pm Regular Session - Cancel

**Motion** was made by Commissioner Lomeland to approve the consent agenda. Second was made by Commissioner Osses.

**Roll Call:**

Chairman Andrew Faiella: aye  
Vice Chairman Todd Scantlebury: aye  
Commissioner Greg Blue: aye  
Commissioner Mark Lomeland: aye  
Commissioner Bill Tippett: aye  
Commissioner Ingrid Osses: aye  
Commissioner Robert Foreman: aye

**Motion** passed unanimously 7-0.

**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 to speak.

**6. 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 an RV Park Use Permit, with conditions, for Recreational Investment Group LLP for property generally located at the Northwest Corner of Highway 260 and Dickinson Circle (APN 403-23-151D). Staff Resource: Cory Mulcaire**

Town Planner Cory Mulcaire reviewed the details of the Use Permit, the conditions, area maps and site plan. The applicant is requesting to put in 133 RV pads with water, sewer, and electrical hook-ups. The park will also include a 1,900 square foot office, a 4,000 square foot clubhouse with laundry and shower facilities, an outdoor kitchen, pickleball court, spa, and dog park. There is an additional 311,010 square feet of landscaping. Staff is recommending approval.

Commissioner Foreman asked if the sewer had been put in going across HWY260 to the Marijuana Facility yet? Ms. Mulcaire didn't think it had been yet, although it would have to be done prior to the RV Park opening.

Commissioner Foreman would like to see the complete notes of neighborhood meetings.

Commissioner Foreman asked if there was going to be a Traffic Impact Meeting? Ms. Mulcaire stated no, ADOT would not require it because of the roundabouts.

### **Applicant Comments**

Dari Mahboubi, on behalf of Recreational Investment Group LLP and Vice President of Development, Don Nicolini gave a slideshow presentation.

Chairman Faiella asked if there was going to be any permanent RVs in the park. Mr. Mahboubi said they cannot allow permanent residents because of the funding they are using. It must be transient travelers (stays less than 30 days) only. He added there would be a restriction on RVs, they would only allow 2000 model year and newer RVs in the park.

Vice Chair Scantlebury commented on all the trees shown in the Site Plan. He asked if there had been a Tree Study done. Mr. Nicolini said they haven't done a Tree Study yet but would like to have natural barriers between pads; a nature feel. Mr. Scantlebury said Camp Verde is a Tree City and has a Tree Advisory Committee that could help with their pallet. He asked if they would be willing to work with the Tree Advisory Committee. Mr. Nicolini said yes.

Vice Chair Scantlebury is also concerned about water usage, he asked if they would be willing to incorporate a water catchment system? Mr. Nicolini explained they have hired several agencies to address that specific issue and it will be addressed. Mr. Scantlebury asked if it was added as a provision in the motion would that be acceptable. Mr. Nicolini said they would consider it but didn't know the specifics of the final site plan yet. Chairman Faiella asked if there is a fee to consult with the Tree Committee? Mr. Scantlebury said no, it is a volunteer committee, there would be no cost.

Commissioner Foreman asked if the sale tax applies to the rental of these units. Ms. Mulcaire stated it does. She explained that any stays, 30 days or longer, who pay up, front will only pay 2% sales tax. Stays that are paid in daily/weekly installments the Town will get 6.65% sales tax. Mr. Foreman said he is also concerned with the strain on the infrastructure these RV parks will

put on the community. Ms. Mulcaire stated that there was a Predevelopment Meeting, and everyone in attendance was comfortable with the plans. They will request a letter from ADOT concerning the traffic flow.

**Public Hearing Open 6:29pm**

No comments from the public.

**Public Hearing Closed 6:30pm**

**Commission Discussion**

Commissioners had additional discussion regarding the sewer line, whether or not it had been put in across Hwy 260 or not. Mr. Foreman thought a sleeve was put in. Ms. Mulcaire will get clarification if it has or hasn't. Mr. Mahboubi said they are in contact with marijuana facility to possibly split the sewer connection cost.

Vice Chairman Scantlebury is concerned with the growing number of RV Parks in the area. He doesn't want the Town to count on one income producer and it changes the character of the town.

**Motion** was made by Commissioner Blue to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of an RV Park Use Permit, with conditions, for Recreational Investment Group LLP for property generally located at the Northwest Corner of Highway 260 and Dickinson Circle (APN 403-23-151D). Second was made by Commissioner Osses. Vice Chair Scantlebury suggests amending the motion to add two provisions: the site must have a water harvest element and must also consult with Tree Advisory Committee. Mr. Blue declined amending his motion.

**Roll Call:**

Chairman Andrew Faiella: aye  
Vice Chairman Todd Scantlebury: no  
Commissioner Greg Blue: aye  
Commissioner Mark Lomeland: no  
Commissioner Bill Tippett: aye  
Commissioner Ingrid Osses: aye  
Commissioner Robert Foreman: no

**Motion** passed 4-3.

**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.*

Chairman Faiella wanted to remind everyone Fort Verde Days is coming up, the second weekend in October. Everyone is welcome.

**8. Staff Comments:**

Town Planner Corey Mulcaire gave a list of what is coming up.

- Subdivision Training and Zoning Map Change at the October 12<sup>th</sup> Meeting
- Preliminary Platt for the Subdivision will be presented at the October 26<sup>th</sup> Meeting.

Community Development Director John Knight also added:

- The applicant decided to withdraw the application of the PAD rezone for the Fire Station for

now.

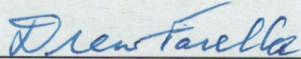
- The Department will be updating the Council on Long-Range Planning Projects and discussing a Hearing Officer for Code Enforcement at the October 18<sup>th</sup> Council Meeting.

Town Planner BJ Ratlief also added:

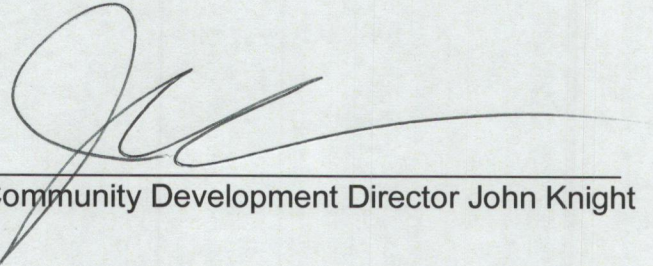
- The Department was directed by Council to work on Section 305 Animal Count, there is a seven-member Community Work Group that has started on that. They will be meeting every three weeks and the meeting notes are available for Commissioners to review on the website.

**11. Adjournment:**

The meeting was adjourned at 6:41 p.m.



Chairman Drew Faiella

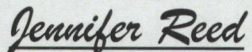


Community Development Director John Knight

**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 Regular Session held on the 28<sup>th</sup> day of September 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28<sup>th</sup> day of September 2023.



Jennifer Reed, Recording Secretary