



Town of Camp Verde Vision Statement
"Camp Verde is welcoming, a safe community, a vibrant economy,
thoughtfully growing, and offering an exception quality of life."

MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
SPECIAL SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, OCTOBER 3, 2024 at 5:00 P.M.

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/85044215262?pwd=Ylp3ZUFNN0w0RkQ3V0dLVkZiWnFsdz09>

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

Meeting ID: 850 4421 5262

Passcode: 116183

1. **Call to Order** Chairman Faiella called the meeting to order at 5:00 PM.
2. **Roll Call.** Commissioner Claudia Hauser, Commissioner Robert Foreman, Commissioner Ingrid Osses, Commissioner Mark Lomeland (Zoom), Commissioner William Tippet, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.

Also Present. Town Planner Cliff Bryson, Town Attorney Trish Stuhan, Town Manger Miranda Fisher, Town Planner Cory Mulcaire.
3. **Pledge of Allegiance** Commissioner Hauser 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 so requests.

a. **Approval of Minutes:**

September 5, 2024 – Special Session
September 12, 2024 – Regular Session

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

October 10, 2024 @ 6:00 pm, Regular Session - **Cancel**
October 24, 2024 @ 6:00 pm, Regular Session

Vice Chairman Scantlebury had some corrections to the September 12th Regular Session Meeting. It was recommended by Town Manager Miranda Fisher that the minutes be pulled from consent agenda so staff could compare Vice Chairman Scantlebury's corrections to the audio.

On a **motion** from Vice Chairman Scantlebury, seconded by Commissioner Osses, the Commission **moved** to approve the Consent Agenda, with the exception to the



Town of Camp Verde Vision Statement
"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exception quality of life."

September 12th Regular Session meeting.

Roll Call Vote:

Commissioner Hauser: Aye

Commissioner Tippet: Aye

Commissioner Osses: Aye

Chairman Faiella: Aye

Vice Chairman Scantlebury: Aye

Commissioner Lomeland: Aye

Commissioner Foreman: Aye

Motion Carried 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.

There was no one who wished to speak during Call to the Public.

6. **Public Hearing:** Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to amend the Planning and Zoning Ordinance Section 305 – Livestock.

- **Staff Comments**

Town Manager/ Acting Community Development Director Miranda Fisher led the staff comments. She stated that this is a continuation from the prior Public Hearing on the Section 305 Livestock Ordinance held on September 5th.

Staff worked on amendments to the ordinance. They provided a red line to the Commission with all the amendments.

These amendments were:

- They decided to remove the weight separation from cattle. All cattle are 12 points.

- The removed the prohibiting of breeding of Bison and Swine. Bison and Swine are now treated like other livestock.

- There were a lot of changes to the nuisance section. Town staff felt it was much stronger now and would help with better enforcement.

- Removed the requirement of hauling manure away twice a week.

- Changed the setback to 30' for manure.

- Removed language about water trough drainage, as most people don't have a formal drainage system.

- Bison and Swine exemption removed.

- They are recommending that the Administrative Adjustment Permit continue to be issued by the Community Development Director. If more than 20% of the neighboring property owners write objection letters, it would then go through a Use Permit process. An applicant can appeal to the board of adjustments and appeals.

- In order to receive the Administrative Adjustment Permit, the applicant must also resolve any violations.



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exception quality of life."

-They removed any language about agricultural operations and agribusiness definitions.

Commissioner Lomeland had sent in recommendations for Staff, and wondered if Staff received those, as he did not see them in the changes.

Break: The Commission took a break at 5:10 PM to review these amendments as well as the written public comments that community members distributed at the meeting.

Resume: 5:20 PM

- **Open Public Hearing** Chairman Faiella opened the Public Hearing at 5:20 PM.

Jordy Weaver- She felt that Camp Verde has the strictest animal ordinance than any similar, surrounding town or city. She does not agree with those who feel updating the animal ordinance would lessen property values. She would also not like to see them take away the differentiation in weights of cattle within the point system. If they do this, she would like to see an increase to the permit adjustment from 50% to 100% to support the equine sports that use cattle. Lastly, she would like to see the written objections decrease from neighbors.

Christa Brunori- As someone who is part of the equestrian community, she supports a change to animal points so people can recreate on their own property. The current animal county doesn't allow for adequate amounts of animals to do this.

Cheri Wischmeyer- stated that she submitted a written paper to the Commission with all of her thoughts.

Steven Magoon- did not support changing the Town of Camp Verde's livestock ordinances.

Jill Irvin- did not speak but is opposed to this item. She submitted her comments in writing.

Sylvia Strobel- feels the current point system works well in a residential neighborhood. She feels the current system is simple to follow.

Shirilyn Rae- did not wish to speak but is opposed to this item.

Eileen Martin- is opposed to this item. She has shared most of these concerns already with the Commission in writing.

Jessica Oium- wrote into the Zoom chat that she did not wish to speak on this item, but she is in favor.

- **Close Public Hearing** Chairman Faiella closed the Public Hearing at 5:40 PM.
- **Commission Discussion**

Commissioner Foreman said he's in support of this draft ordinance. He thanked everyone that put work into it. However, there are changes he would like to see made to this draft ordinance. Those changes were:

1. 305.1.a, The cattle under 300 lbs. included as a 6-pt. count for the animal count
2. F.3.a.1, The 30' manure setback changed to 60'
3. G.b.4.a, Change the 50% up to 100%
4. H, Change the 50% to read "up to 100%"
5. H.1.e, Change the 20% to 50%
6. H.2.e, change the 20% to 50%

With these changes, he would recommend approval to Council.

Chairman Faiella agreed with most of what Commissioner Foreman said. He did, however, disagree with increasing the Administrative Adjustment Permit from 50% to 100%. Additionally, he



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exception quality of life."

pointed out a typo under H.

He believes the Community Development Director should not be the only one granting an Administrative Adjustment Permit. He would like to see more individuals weighing in on this.

He would also like to see the manure setback up to 60'.

Vice Chairman Scantlebury asked what conditions staff felt would warrant a citation.

Town Planner Cory Mulcaire stated that visible layers of manure caking the soil or standing pools of waste would be a nuisance issue.

A notable increase in the fly population would also be an issue. If the odor is strong enough to disrupt a neighboring home, that would be out of compliance.

They feel like the nuisance provisions are much more enforceable.

Commissioner Hauser asked Town Planner Cliff Bryson how many violations he had during his time as a Code Enforcement Officer with swine.

Mr. Bryson told her that he had very minimal swine violations. Those violations were reported complaints based on property size, without the proper youth permits.

Ms. Hauser stated that there are over 40 families in Camp Verde involved in youth projects.

She agrees with the 600lb variation for smaller cattle. She also really supports the Administrative Adjustment Permit noting that it's a fantastic compromise. Finally, she wanted to say that codes and ordinances change all the time. It's just how it goes.

Vice Chairman Scantlebury inquired with how one may get their youth livestock permit revoked.

Manager Fisher stated that there's a recommended change for the revocation of permits.

They would like it to read "Youth Livestock Permits, Youth Equestrian Permits, and Administrative Variant Permits may be revoked at any time upon final determination of a violation."

This would allow someone with a violation to go through an appeal process.

Commissioner Lomeland shared a few concerns:

1. The manure setback should be 100', otherwise in a closed container
2. He would like to see no Bison on anything that's not an agricultural operation
3. H.1.b to read "no violations within a 12-month period, otherwise they will not be able to renew."
4. On H.2.d He would like to see that a violation is inspected within 24 hrs.
5. H.4.c "No violations in the past 12 months"
6. Does not care to see a different point count for the various weight of cows

Commissioner Tippet felt that they were competing with revisions, both with livestock and the other revisions they are working on. His suggestion was that they vote it down to get the revisions worked out.

Manager Fisher told him that a denial recommendation will still go forward to Council.

Chairman Faiella would like to see the ordinance sent to Council with the revisions that have been addressed at this meeting in order to see what Council would like to do.

Commissioner Osses felt that the Ordinance lacked consequences if code violations took place.

Town Planner Mulcaire told her that the town does have a code violation process that takes place



Town of Camp Verde Vision Statement
"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exception quality of life."

for anyone that violates the code.

Commissioner Osses said that after hearing everyone speak, she felt that not a lot of people agree with this and there needs to be changes made. Her recommendation would be to vote it down.

Ms. Hauser asked Mr. Foreman his opinion on swine. To which he replied, he's okay with how the ordinance is written regarding swine.

Town Attorney Trish Stuhan gave clarity on how to make a motion with the proposed changes and differing opinions.

On a **motion** by Commissioner Foreman, seconded by Commissioner Hauser, the Commission **moved** to recommend approval to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to amend the Planning and Zoning Ordinance Section 305 – Livestock Regulations with the changes listed:

- 305.1.a, The cattle under 300 lbs. included as a 6-pt. count for the animal count
- F.3.a.1, The 30' manure setback changed to 60'
- G.b.4.a, Change the 50% up to 100%
- H, Change the 50% to read "up to 100%"
- H.1.e, Change the 20% to 50%
- H.2.e, change the 20% to 50%
- change the verbiage as entered into the record by the Town Manager.

Roll Call Vote:

Commissioner Hauser: Aye

Commissioner Tippet: Nay

Commissioner Osses: Nay

Chairman Faiella: Nay

Vice Chairman Scantlebury: Aye

Commissioner Lomeland: Nay

Commissioner Foreman: Aye

Motion Failed 4-3.

The Commission did not make any additional motions of this agenda item.

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.

Vice Chairman Scantlebury shared that there was a 10,000-gallon water harvest tank that went in this week at the corner of the soccer field next to the ramada. The town supported it, and they got grants to fund it. It will irrigate plants and be a teaching moment for the town, as signs will explain what it's doing.

Manager Fisher shared that at the next TAG meeting, Ms. Mulcaire will lead the group in activities related to the land map.

She also shared these updates:

- Members of Community Development will be at the APA Conference next week.
- Retail marijuana discussion will take place at the September 25th Council Meeting
- October is a busy month and there are a ton of volunteer opportunities. You can sign up on the Parks and Recreation website.

Ms. Mulcaire shared these updates:

- They are going to cancel the September 26th meeting.
- Animal Ordinance will come back on October 3rd.
- Utilities Director Jeff Low's presentation is October 10th.
- They will have a Work Session after each section of the code is amended and they will vote on the whole document at the end.

Commissioner Osses commended Staff for the great job they are doing on all the work they have, all while being shorthanded.

8. Adjournment Chairman Faiella adjourned the meeting at 7:30 PM.


Chairman Andrew Faiella


Acting Community Development Director Miranda Fisher

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde, Arizona during the Regular Session held on the 12th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of September 2024.

Mary Frewin
Mary Frewin, Recording Secretary

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, Town Library, and Bashas on September 4, 2024 (date) at 1:00 PM (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

(signed) Cory L Mulcaire, _____ Cory Mulcaire, Planner _____ (print name and title)