

**SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, MARCH 5, 2020
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

Chairperson McPhail called the meeting to order at 6:30 p.m.

2. Roll Call

Chairperson Cris McPhail, Vice Chairman Steve Vanlandingham, Commissioners Mike Hough, Greg Blue, and Chip Norton were present. Commissioner Jackie Baker was absent and there is one vacancy.

Also Present

Community Development Director Melinda Lee, Assistant Planner/Admin Assistant Bobbi Webb, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Vice Chairman Vanlandingham 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: Removed.

February 6, 2019 – Special Session

B. Set Next Meeting, Date and Time:

April 2, 2020 – Special Session

Chairperson McPhail would like to table the minutes until the next meeting. **Motion** was made by Commissioner Norton to accept the consent agenda as presented without the minutes. Second was made by Vice Chairman Vanlandingham. **Motion** carried unanimously with Chairperson McPhail, Vice Chairman Vanlandingham, Commissioners Blue, Norton, and Hough approving.

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. Discussion and possible recommendation on a final Site Plan submitted by Michele Evans, Abide Maternity Home, for RV spaces on the maternity home property, zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel, located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona.

Community Development Director Melinda Lee stated staff is presenting a final site plan for Abide Maternity Home for four (4) recreational vehicle spaces on the site, for transitional housing for their residents. This program is known as "Abide Next Step" and was tested through a one-year temporary use permit for one (1) RV to gauge the potential effects of this use and success for their program participants. As a condition of the PAD zoning that was approved in September 2019, a Final Site Plan approval is required, which demonstrates how the project will be developed.

Ms. Lee showed pictures of the property. She also pointed out where they plan to place a wall. She stated they are doing a fund raiser to raise money to build a retaining wall to replace the proposed wall for aesthetics and to

expand the building pad. Changing the plan from a regular wall to a retaining wall in the same location will not require any amendments to their PAD. The applicant has complied with all of the requirements. Staff supports this project and recommends approval of the final site plan.

Applicant:

Don Goffena from Abide Maternity Home was present, for questions.

Commissioner Vanlandingham asked about the area where they plan to place the wall/retaining wall. The ground slopes right there and he wants to make sure it will be stable; are there any plans made to make sure trailers are safe? Don stated they are working on a plan to check what the ground is like. Drainage control is also part of the plan. Everything will be done before the placement of the trailers. They received a donation of quarry stone, which they are considering using in the project.

Motion was made by Vice Chairman Vanlandingham to recommend approval of an application for a Final Site Plan as requested by Michele Evans, Abide Maternity Home, property owner, for a one-acre parcel zoned RS-PAD, to develop four (4) RV spaces. The property is located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Hough. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, and Hough approving.

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.

Chair McPhail toured the model homes for the Verde Ranch Estates on Finnie Flat Road and they are in the \$110,000 price point; with the cost of the home and the site fee, the monthly payment would be approximately \$1,000. The development will also have month to month rentals that community members could rent at \$1,300 a month. These costs are less than typical rental fees for houses in the area.

8. Staff Comments

None.

9. Adjournment

Motion was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, and Hough approving. Meeting was adjourned at 6:47PM



Cris McPhail, Chairperson
Planning & Zoning Commission



Melinda Lee, Director
Community Development

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 5th day of March 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of March 2020.
Jennifer Reed
Jennifer Reed, Recording Secretary