

**ACTION AGENDA**  
**SPECIAL SESSION**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY, APRIL 2, 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**

Chair Cris McPhail (Zoom), Commissioners: Mike Hough, Greg Blue, Jackie Baker and Chip Norton (Zoom) were present. Vice Chairman Steve Vanlandingham was absent.

**Also Present**

Community Development Director Melinda Lee and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Community Development Director Melinda Lee led the Pledge.

**4. Consent Agenda**

**Motion** was made by Commissioner Blue to accept the consent agenda as presented. Second was made by Commissioner Baker. **Motion** carried unanimously with Chairperson McPhail, Commissioners Blue, Norton, Baker and Hough approving.

**5. Call to the Public for Items Not on the Agenda**

**6. Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Bernard Cunningham, property owner, for the Abandonment of a Utility Easement on his property. The vacant property is .61 acres and is located at 3465 S. Chino Drive, Parcel No. 404-12-316A, in Camp Verde, Yavapai County, Arizona.**

**Motion** was made by Commissioner Hough to recommend approval of an application submitted by Bernard Cunningham, property owner, for the abandonment of a utility easement on his property. The property is .61 acres and is located at 3465 S. Chino Drive, Parcel No. 404-12-316A, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Baker. **Motion** carried unanimously with Chairperson McPhail and Commissioners Norton, Blue, Baker, and Hough approving.

**7. Discussion and possible recommendation on a final Site Plan submitted by Brad Woodruff, Verde Ranch, LLC, for Verde Ranch Estates, Phase 2, zoned R1-PAD (Residential: Single Family, Planned Area Development). The proposed project is generally located north of Finnie Flat Road, East of State Route 260, off Monarch Lane. It consists of approximately 27.5 acres, APN 403-23-423F, in Camp Verde, Yavapai County, Arizona.**

**Motion** was made by Commissioner Hough to recommend approval of an application for a Final Site Plan for Verde Ranch Estates, Phase 2, zoned R1-PAD, as requested by SEC, INC., agent for the property owner, Verde Ranch MH, LLC. The property is located north of Finnie Flat Road, East of State Route 260, off Monarch Lane. It consists of approximately 27.5 acres, APN 403-23-423F, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson McPhail and Commissioners Norton, Blue, Baker, and Hough approving.

**8. Current Events**

**9. Staff Comments**

10. **Adjournment**

**Motion** was made by Commissioner Baker to adjourn the meeting. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson McPhail and Commissioners Norton, Blue, Baker, and Hough approving. Meeting was adjourned at 6:56 p.m.