

**MINUTES
COUNCIL HEARS PLANNING & ZONING MATTERS
MAYOR AND COUNCIL
COUNCIL CHAMBERS
WEDNESDAY, APRIL 24, 2013
6:30 P.M.**

**Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion**

1. **Call to Order**
The meeting was called to order at 6:30 p.m.
2. **Roll Call**
Mayor Burnside, Vice Mayor Kovacovich, Councilors Whatley, George, Baker, Jones and German were present.

Also Present: Town Manager Russ Martin, Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Deputy Town Clerk Virginia Jones, Adm. Clerk Stephanie Sunstrom, and Recording Secretary Margaret Harper
3. **Pledge of Allegiance**
The Pledge was led by Rachel Hood.
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 Council requests.
 - a) **Approval of the Minutes:**
 - 1) Regular Session – April 3, 2013
 - b) **Set Next Meeting, Date and Time:**
 - 1) Friday, April 26, 2013 at 8:00 a.m. – Budget Work Session
 - 2) May 1, 2013 at 6:30 p.m. – Regular Session
 - 3) Friday, May 8, 2013 at 4:00 p.m. – Budget Work Session
 - 4) May 15, 2013 at 6:30 p.m. – Regular Session
 - 5) Friday, May 17, 2013 at 8:00 a.m. – Budget Work Session
 - 6) May 22, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters

On a motion by Kovacovich, seconded by Baker, the Consent Agenda was unanimously approved as presented.
5. **Special Announcements & Presentations**
There were no special announcements or presentations; however, Mayor Burnside called attention to a member of the audience who is a relative of Susie Burnside, and is visiting from Germany.
6. **Council Informational Reports.**
German reported that she has attended several meetings, and in particular the grants presentation recently held in the Marshal's facility.

George said he had attended the Education Foundation Appreciation Awards, as well as the presentation on grants, which offered a lot to think about.
7. **Call to the Public for items not on the agenda.**
There was no public input.
8. **Public Hearing and discussion, consideration, and possible approval of Resolution 2013-889, a resolution of the Common Council of the Town of Camp Verde, Arizona, superseding Resolution 2002-537, for parcel 404-17-030A to continue operation of the Distant Drums RV Resort and allow for additional uses with no time limit. This property is located on parcel 404-17-030A at 583 W. Middle Verde Rd. Any changes to these uses must come before the Planning & Zoning Commission and**

Town Council for approval. Staff Resource: Mike Jenkins

On a motion by Jones, seconded by Baker, the Council unanimously approved Resolution 2013-889, Use Permit 2013 0046, submitted by Mr. Scott Canty, Attorney General and Ms. Rachel Hood, Manager, agents for Distant Drums RV Resort owned by the Yavapai-Apache Nation. This Use Permit supersedes Use Permit 2002 537 to allow for additional requested uses and grant the Use Permit in perpetuity. The property is located on Parcel 404-17-030A at 583 W. Middle Verde Rd. Any changes to these uses must come before the Planning & Zoning Commission and Town Council for approval; and the Town logo is to be printed on the Resolution.

STAFF PRESENTATION

Community Development Director Jenkins said that Mr. Scott Canty, Attorney General for the Yavapai-Apache Nation, and Ms. Rachel Hood, Manager of the Distant Drums Resort, were present. Jenkins then reviewed in detail the background and history of the subject RV Resort, including the previous Use Permits and a list of the current permitted use of the Resort. Jenkins explained that the current Use Permit expired in late 2012, and the Yavapai-Apache Nation is now requesting a new Use Permit, with changes or additions. The items being requested are set forth in detail in the application, including an alternative plan for a one-acre portion of land located at the northwest corner of the property. As indicated, the Nation is requesting the alternative development plans for the one-acre site as permitted uses under the new Use Permit, along with the continuing option of building out the remaining 23 RV sites. Jenkins said that whichever options are selected by the Nation, staff will preview and permit per the requirements of the Planning & Zoning Ordinance and Building Codes, and an updated Site Plan will be required showing the development of the selected option or options.

Jenkins stated that staff has reviewed the submitted application and Site Plan for compliance with the Planning & Zoning Ordinance RV Park standards, and has found that all requirements have been met per Section 306.C Recreational Vehicle Park Standards. The required neighborhood meeting was held on February 13, 2013; no neighbors were in attendance. Responses from the agencies reflected no objections.

Jenkins said that all of the proposed uses are allowed under the Planning & Zoning Ordinances, and that the applicant is aware that all new construction of any of the proposed uses will require Building Permits.

APPLICANT'S STATEMENT

Scott Canty spoke briefly, describing his role as the attorney for the Nation, and introduced Rachel Hood, the Manager of Distant Drums Resort. Mr. Canty said they are requesting the Council to approve the Use Permit and allow the continued operation of the Park with the improvements reviewed by staff. He added a special commendation for the excellent help and advice that staff has consistently provided throughout the application process, and that it has been a very good experience working with them. Mr. Canty added that what happens on the one-acre site would depend on what is the best business interest for the Park.

Mr. Canty invited questions from Council, and there was first praise given for the immaculate maintenance of the Distant Drums Resort, and appreciation for the comment regarding the help provided by staff. As for the requested improvements, Mr. Canty confirmed his understand that any changes would have to necessitate coming back and getting additional approval from the Town Council. In response to further compliments from the members on how successful the Resort has become under the ownership of the Nation, Ms. Hood commented that the Park is now among the top-rated, award-winning parks in Arizona.

PUBLIC HEARING OPEN

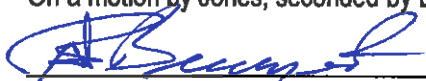
There was no public input.

COUNCIL DISCUSSION

In response to questions to staff regarding the one-acre parcel, Jenkins noted that it is within the boundary of the Resort; any additional units would require a review by Environmental Services regarding the handling

of additional sewage by the existing treatment plant. Additional lighting would need a complete review; all development standards would have to be met. The question of access roads and roadways was addressed, and Jenkins noted that a 20-foot buffer from the property line would be mandated for new spaces. As for the prior 90-day stay limit, that is no longer in effect; there is no requirement specified in the Ordinance. A decision on length of stay is up to the owner of the property. All ADOT requirements have been met for in and out access. At the close of the discussion, Burnside requested that, in the motion to be made, the Resolution be printed with the Town's official logo before it is presented for signature.

9. **Call to the Public for items not on the agenda.**
There was no public input.
10. **Manager/Staff Report**
There was no Manager or staff report.
11. **Adjournment**
On a motion by Jones, seconded by Baker, the meeting was adjourned at 7:00 p.m.



Bob Burnside, Mayor



Margaret Harper, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Council Hears Planning & Zoning Matters Session of the Town Council of Camp Verde, Arizona, held on the 24th day of April 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of May, 2013.



Debbie Barber, Town Clerk