

**MINUTES  
TOWN OF QUARTZSITE  
465 NORTH PLYMOUTH AVE, QUARTZSITE AZ 85346  
SPECIAL MEETING OF  
PLANNING AND ZONING COMMISSION  
FRIDAY, JULY 25, 2014 AT 2:00 P.M.**

**CALL TO ORDER:** 2:02 P.M.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Chairman: Norm Simpson, present.  
Commissioner: Jim Murphy, absent.  
Commissioner: Terry Frausto, absent.  
Commissioner: Randall Farish, absent.

Vice Chairman: Jesse Hearne, present.  
Commissioner: Dennis Kuehl, present.  
Commissioner: Dennis Dole, present.

**STAFF PRESENT:**

Tonya Hoogerwerf, Permit Technician, Tina Abriani, Town Clerk.

**SPECIAL MEETING:**

1. **Approve the minutes for June 23, 2014.**  
Commissioner Dole motioned to approve the minutes as published, Commissioner Hearne Seconded. Motion carried.
2. **Public Hearing – Discussion and possible action to recommend the Conditional Use Permit CU 14-01, APN: 306-27-020 C, Annette King, 308 Scott Lane, Quartzsite AZ 85346. Property is zoned as C2 - Commercial property and Ms. King is requesting a Conditional Use Permit for a RV Park and Swap Meet.**

Tonya Hoogerwerf read the staff report to the Commission. Commissioner Kuehl asked if any of the requirements for the Fire Department had been met. Ms. Hoogerwerf replied they had not been met. Chairman Simpson stated that the recommendations need to be completed before the conditional use can be brought to the Commission. Commissioner Hearne said he looked at the park and said that it would be a very nice place for a RV Park. Commissioner Dole questioned what the Town will require before they can start as a RV Park, such as a plan drawn out with more detail. Commissioner Hearne asked about the space sizes and detail on the space dimensions, as well as the shower. Commissioner Dole requested that water and sewer hookups that are going to be on the property be on the plan with more detail and to scale. Chairman Simpson mentioned the Zoning Code Article IX,

Section 2, Paragraph 3, which states “A recreational park shall consist of a minimum of two and one-half acres unless otherwise recommended by the Planning and Zoning Commission and approved by the Council.” He read Article IX, Section 2, Paragraph 4, which states, “Each recreational park vehicle space shall have an area of not less than (1,500) square feet and a width of not less than thirty (30) feet.” Chairman Simpson advised the applicant that his proposed RV spaces are 50 feet by 16 feet wide or 800 square feet. Chairman Simpson noted Article IX, Section 2, and Paragraph 5, which states, “No direct access to an individual site shall be permitted from a public street.” The applicant property plan shows three spaces with ingress and egress onto Scott Lane. Chairman Simpson was also concerned about narrowness of Scott Lane. He asked how it will impact the other occupants on that road. He noted a need to calculate the impact on the infrastructure, specifically the water and sewer. Commissioner Hearne asked that the site plan be more detailed to show where the utilities are going to run on the property and all of the dimensions associated with the property.

Applicant Clifton Ryder stated that water and electric are already on the property. He doesn't know where the sewer will run. He said that other parks have 16 feet wide spaces. Chairman Simpson said that the spaces need to be to standard. Commissioner Kuehl said that he would like for the spaces to be at standard as well as having a more detailed property plan.

Pat Smith, Manager from B 10 Campground, stated that she talked about previous problems with the previous property owner having trouble with dogs and noise. She asked that the Commission to consider that.

Commissioner Hearne suggested that the applicant redraw the plan to scale show proof of everything that is requested and required. Bring the drawing up to scale and look into the interests of the people around the proposed park and find out what it will take to appease everyone. Commissioner Hearne also suggested the owner look into what he can do to bring it up to code and recalibrate his plan. Chairman Simpson asked the applicant about having interest in redoing the application and bringing it into compliance.

Mr. Ryder replied he will create a new, more detailed site plan and submit it to the Planning and Zoning Department. Commissioner Dole advised that once all the requirements are met the Commission will take another look at it.

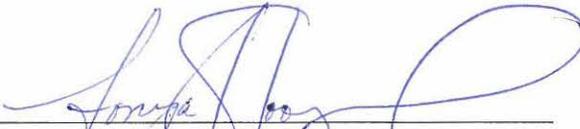
Commissioner Kuehl asked how long it will take to get the detailed drawings to the Commission. Rather than vote, Chairman Simpson suggested tabling the motion for another meeting to be held in 30 days. Chairman Simpson and Commissioner Dole would like to see the drawing up to code and the project having met the requirements before making a decision. Commissioner Dole motioned to table decision for 30 days and Commissioner Hearne seconded. All voted Aye. Motion carried.

**ADJOURNMENT:** 2:30 P.M.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting held on July 25, 2014, of the Planning & Zoning Commission of Quartzsite, Arizona.

Dated this 9 day of Sept, 2014.

  
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Tonya Hoogerwerf, Permit Technician II

APPROVED:

  
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Norman K. Simpson, Commission Chairman