

Cornville Community Association

Planning & Zoning Committee

Wednesday, March 4, 2009

The regular meeting of the Planning & Zoning Committee was held at 7:00pm, Wednesday, March 4, 2009, at the Cornville Fire Station, in Cornville. Committee members attending were George Dana, Dave Belkiewitz, Marv Bagby, Harry Sweet, John Boik, Steve Morehouse, Jan Tomlinson, Carole Mackler, Gregg Law, Julie Currence. Committee members absent were Ted Luke and Beryel Dorseht. Cornville residents Veronika Belkiewitz, Debbie Snider, Rollin and Lois Hook, Russ Bottjer, Deanna King, and guest presenters Judy Miller, Scott Harrison, Olen Petznick, and Larry Henley also attended.

DA Lodge: Scott Harrison, Olen Petznick, and Larry Henley presented a request for a Use Permit. They represent the Dancing Apache Ranch which they bought from Donnie Bryson. One of Bryson's apparent incomes was the rental of the Lodge. The new owners have continued this aspect of the business, and now they would like to make it official. They have been and foresee renting the Lodge for small gatherings. There is a caretaker on site. There is no commercial food preparation on site, and if there are over 100 attendees, porta-potties are provided. There might be live music, but there will be a definite cut-off time for noise. None of them have read the Cornville Community Plan; although, they mentioned hearing of such. Overnight rental currently costs approximately \$2200.00 plus a \$1000.00 security deposit. Maximum capacity overnight is currently approximately 16.

Concerns voiced by Committee members include the following:

1. What does the Sunrise Campground think?
2. Maximum # of events per year?
3. Parking.
4. Advertising.
5. Is this getting too close to allowing yet another 'commercial venture' on Page Springs Road?
6. Read the Cornville Community Plan.
7. In 2005 there were 17 Conditional Use Permits issued. Now how many? What is the limit?
8. This better not turn into another wine tasting place.
9. Alcohol consumption/monitoring/violations.
10. They're going to do it regardless of what we say. If we deny their request, they can still do the entire plan for free and ask for donations.

After discussion the Committee voted 6-1 in favor of issuing a Conditional Use Permit with the following conditions:

1. Three-year Permit with review after the first year.
2. Outdoor amplified music is allowed only on Fridays, Saturdays, Sundays, and Holidays.
3. Noise curfew of 10:00pm.
4. Gatherings limited to 100 people.
5. Limited to 10 events the first year and 12-15 in subsequent years pending first year review.

Cottonwood Annexation: Cornville resident Judy Miller gave details on the proposal and asked permission to include the CCA as co-signor on a letter she is sending to Cottonwood¹. Concerns and points of interest raised include the following:

1. See the official website for accurate maps.
2. \$250,000.00 has already been spent drawing up a development plan.
3. Their next step is the State Land Trust Board.
4. State law requires 51% of the landowners to vote yes, thus there will be no vote as it is state land.
5. Multiple reference documents concerning the planning of the area have already been published:
 - A. The Verde Valley Regional Land Use Plan
 - B. The State Route 89A Plan
 - C. A Guide for Annexation.
6. The current designs seem to designate a new town center located at Oak Creek Valley Road.
7. Most all rural 89A is already designated Scenic except for the approximate 10 mile stretch from Sedona to Bill Grey Road.
8. There should be a scenic lookout over Cottonwood as you top the hill south of Spring Creek.
9. Wildlife corridors are going to be of vital importance in such a wildlife-prone area.
10. All significant greenways should be preserved such as Sheepshead Wash.
11. Plans should include designs for interconnecting trails, so people may travel the Verde Valley on foot, bicycle, or horseback safely from community to community. A good example is the Lime Kiln Trail.
12. All archeology and history must be preserved.
13. No development should be allowed within 50' of visible ridges. This will help preserve our beautiful horizons.
14. Zoning should follow the pattern of decreasing density / increasing lot size as you move from the current center of Cottonwood.
15. Bridgeport isn't even annexed yet.
16. An additional study might be needed concerning the relationship between development and antelope.

The Committee voted 7-0 in favor of including our name as co-signor on the letter.

Cornville American Legion Post: Cornville is getting it's own Post of the American Legion. They have their charter, and are getting their fifteen original members. Then they will be able to take transfers.

The meeting was adjourned about 9:05pm.

Dave Belkiewitz, Recorder
Planning & Zoning Committee
Cornville Community Association

¹ This letter was published within a week in the Verde Valley Independent in the editorial 'My Turn' column.