

**MINUTES  
COUNCIL HEARS PLANNING & ZONING MATTERS  
MAYOR AND COUNCIL  
TOWN OF CAMP VERDE COUNCIL CHAMBERS  
WEDNESDAY, SEPTEMBER 23, 2009  
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 Garrison, Whatley, Baker, Roulette and German were present.

**Also Present:** Town Manager Michael Scannell, Public Works Director Ron Long, Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Paulsen, and Recording Secretary Margaret Harper

**3. Pledge of Allegiance**

The Pledge was led by Baker.

**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) Work Session – September 9, 2009

**b) Set Next Meeting, Date and Time:**

1) October 7, 2009 at 6:30 p.m. – Regular Session

2) October 21, 2009 at 6:30 p.m. – Regular Session

3) October 28, 2009 at 6:30 p.m. – Council Hears Planning & Zoning Matters

4) November 4, 2009 at 6:30 p.m. – Regular Session

5) November 18, 2009 at 6:30 p.m. – **COMBINED** Regular Session & Council Hears Planning & Zoning Matters

6) November 25, 2009 at 6:30 p.m. – Council Hears Planning & Zoning Matters – **CANCELLED**

On a motion by Kovacovich, seconded by Baker, the Consent Agenda was unanimously approved as presented.

**5. Council Informational Reports.**

**Kovacovich** said that he had attended one of the zoning rewrite meetings held at Verde Lakes today; approximately 20 people were there. Kovacovich thanked the public for participating and urged everyone to continue to be involved.

**German** attended the Chamber Board meeting Thursday morning; on October 1<sup>st</sup> Arizona Office of Tourism staff members will be touring Camp Verde; on October 15<sup>th</sup> the Chamber Director has arranged for a booth at the Arizona Media Marketplace in Scottsdale; local merchants have been supportive in supplying handouts. The event will be attended by top editors and freelance writers on tourism throughout the country.

**Roulette** echoed the remarks made by Kovacovich.

**Baker**, reported on the Verde Valley Transportation Planning Organization meeting attended today with Ron Long, grants received by Cottonwood and Clarkdale in connection with the Safe Routes to School projects, ADOT's update on Sedona signal lighting, Hwy 260 progress, efforts on better communication on storm water management issues, and the work being completed on the McGuireville interchange at I-17.

**Burnside** said that Dee Hines of the Forest Service has indicated that the maps for vehicular travel on the Prescott National Forest will be available; Sunday at 2:00 p.m. will be the competition for the Colonel's Daughter selection; Verde River Days event is scheduled for Saturday. Burnside also met with the Verde Valley Greenway Group that described work they are doing on the Verde Valley cleanup. Burnside reported on his meeting with Thomas Beauty and the plan to include the Tribe in future Verde River cleanup events, and the imminent opening of the Drake Cement Plant. The Grand Opening of Walgreen's will be held tomorrow.

**6. Call to the Public for Items not on the Agenda.**

There was no public input.

7. **Discussion, consideration, and possible approval of Resolution 2009-786, a resolution of the Town Council of the Town of Camp Verde, Arizona, approving a Minor General Plan Amendment 2009-01 that amends the Land Use Map of the General Plan for parcels 403-20-169, 403-20-170, and 403-20-171 from low density to high density. Said parcels are located at 2119, 2093, and 2075 Mondale Lane. Staff Resource: Mike Jenkins**

On a motion by Baker, seconded by Roulette, the Council unanimously approved Resolution 2009-786, a resolution of the Town Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Minor General Plan Amendment 2009-01 that amends the Land Use Map of the General Plan for parcels 403-20-169, 403-20-170, and 403-20-171 from low density to high density residential.

Acting Community Development Director Mike Jenkins first gave an overview of a Planned Unit Development district for the benefit of the newer Councilors; the first item on the agenda involves a request for a General Plan Amendment, and the second item is for a Zoning Map change. The subject three parcels had received a Zoning Map change from RCU-2A to R1-35 as part of the Las Estancias development, and subsequently were removed from that subdivision. Jenkins explained that the General Plan Amendment is the first step to include the three parcels into the Willows Development as an expansion to the current PUD development. The required Neighborhood Meeting was held on July 14, 2009; no letter in favor of or opposing the request has been received. Jenkins also reviewed the Town and County agency responses; their concerns have been satisfied. The Planning & Zoning Commission has recommended approval of the General Plan Amendment. A Power Point presentation by Paulsen included a review of the plans for the development and indicated the three lots to be included.

Marc DuBroy, agent for the Willows, and John Keith, one of the owners, also gave a Power Point presentation that included an aerial view of the site. The Council briefly reviewed septic plans and water issues with the applicants. In response to a question from Council, Mr. Bible, an adjacent property owner in attendance at the meeting, said he had no objection to the project.

Staff confirmed that the zoning amendment approved for the three parcels in 2000 remained with those parcels as vested rights.

8. **Discussion, consideration, and possible approval of Ordinance 2009-A371, and ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-20-169, 403-20-170, and 403-20-171 consisting of approximately 2.61 acres from R1-35 to a Zoning of Planned Unit Development. Said parcels are located at 2119, 2093, and 2075 Mondale Lane. Staff Resource: Mike Jenkins**

On a motion by Baker, seconded by Garrison, the Council unanimously approved Ordinance 2009-A371, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-20-169, 403-20-170 and 403-20-171 consisting of approximately 2.61 acres from R1-35 to a Zoning of Planned Unit Development; location of property is 2119, 2093 and 2075 Mondale Lane, with the stipulations so stated as follows: Provide a six-foot high opaque fence surrounding the RV storage area; the 20-foot buffer zone that contains existing natural vegetation, and new landscaping to fill sparse areas to equal the density of the existing vegetation as it is on Mondale Lane, as of September 23, 2009; the photo dated 6-26-09 provided by the applicant depicting said existing vegetation shall be attached to Ordinance 2009-A371 as Exhibit "D" and incorporated as a part therein.

Jenkins commented that since the details in connection with this agenda item were essentially the same as he had reviewed previously, with the agreement of the Council he would go directly to the recommendation of the Planning & Zoning Commission which was to unanimously approve the Zoning Map change, with certain stipulations regarding providing a fence around the storage area and maintenance of the buffer zone with landscaping and natural vegetation.

**Marc DuBroy** requested clarification of the stipulations included by the P&Z Commission to make them less subjective and more objective. Mr. DuBroy said he believes that the phrase in connection with making the making the buffer zone landscaping "as opaque and dense as possible" had not been discussed during the meeting, and is very general and difficult to interpret. Mr. DuBroy showed slides depicting the existing natural vegetation on Mondale Lane, and indicated that he would plant required additional plants and trees that are native to the area. Mr. DuBroy also agreed that he would make every effort not to disturb the natural growth in connection with work on the project. After further detailed discussion of the issue with Mr. DuBroy, with input from Jenkins as to the intent of the Commission, the Council arrived at what was determined to be a clear understanding of the required buffer landscaping; the one photograph dated 6-26-09 depicting the existing vegetation on Mondale Lane will be attached to the Ordinance as Exhibit 'D'.

There was no public input.

9. **Presentation of the final report of the Camp Verde Small Area Transportation Study. Staff Resource: Ron Long**  
There was no action taken.

Public Works Director Ron Long introduced **Vamshi Yeselty** who, together with his assistant, gave a Power Point presentation on the subject study that was begun in 2007 and has now been completed with the final report dated September 2009. During the presentation the members were given handouts outlining the research conducted on the project, including a copy of the completed document for individual examination in detail. Following the presentation and a brief discussion with the presenters, the members were advised that final approval and acceptance of the study by Resolution will be scheduled for a future meeting.

**10. Call to the Public for Items not on the Agenda.**

There was no public input.

**11. Advanced Approvals of Town Expenditures**

**a. There are no advanced approvals.**

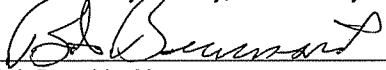
There were no advanced approvals.

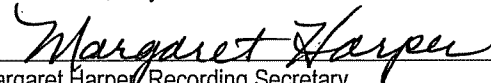
**12. Manager/Staff Report**

There was no Manager/staff report.

**13. Adjournment**

On a motion by Whitley, seconded by Garrison, the meeting was adjourned at 8:02 p.m.

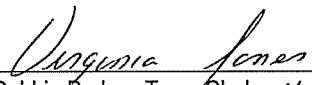
  
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Bob Burnside, Mayor

  
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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 Session of the Town Council of Camp Verde, Arizona, held on the 23<sup>rd</sup> day of September 2009. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of October, 2009.

  
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~~Debbie Barber, Town Clerk~~ *vj*  
Virginia JONES - Deputy Clerk