

AGENDA



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 26, 2005
at 6:30 P.M.**

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.

2. **Roll Call**

3. **Pledge of Allegiance**

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) October 18, 2005 – Special Session

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

1) Special Session – October 27, 2005 at 6:00 p.m.

2) Regular Session – November 2, 2005 at 6:30 p.m.

3) Work Session – November 9, 2005 at 6:30 p.m.

4) Regular Session/Council Hears P&Z – November 16, 2005 at 6:30 p.m.

5) Council Hears P&Z – November 23, 2005 at 6:30 p.m. – **CANCELLED**

c) **Possible recommendation of approval for a Special Event Liquor License application by the American Legion #93 Auxiliary for Saturday, December 31, 2005.**

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

6. **Possible approval of Resolution 2005-665, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing the submission of an application for USDA Forest Service Rural Development Section 523 Self-Help Housing Technical Assistance Pre-Development Grant and Authorize all actions necessary to implement and complete the activities as outlined in said application.**

7. **Discussion, consideration, and possible approval of Resolution 2005-661, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-08 for the purpose of developing Homestead Subdivision within Simonton Ranch Master Planned Community on a portion of parcel 403-23-010Z consisting of approximately 36.2 acres and 52 lots with the minimum lot size being 18,000 square feet. The site is located off Finnie Flat Road behind Outpost Mall and will be accessed by a new roadway.**

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
 - **Call for APPLICANT'S STATEMENT**
 - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of Resolution 2005-662, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-09 for the purpose of developing Silverado Subdivision within Simonton Ranch Master Planned Community on parcel 403-23-008U and a portion of parcel 403-23-010Z consisting of approximately 62.9 acres and 252 lots with the minimum lot size being 5,000 square feet. The site is located off Finnie Flat Road accessed by a new roadway.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - **Call for APPLICANT'S STATEMENT**
 - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
9. **Discussion, consideration, and possible approval of Resolution 2005-660, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-07 for the purpose of developing a commercial subdivision on parcels 404-02-024Q and 404-02-024N consisting of approximately 21.48 acres and 28 lots. The location of the project is off Howards Road.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - **Call for APPLICANT'S STATEMENT**
 - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
10. **Discussion, consideration, and possible approval of Resolution 2005-664, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-06 that amends the Land Use Map of the General Plan for parcels 403-21-010A, 403-21-010L, 403-21-200 and a portion of 403-21-012 from Rural Residential to High Density Residential and Open Space. This amendment is to accommodate a commercial development and town homes. The site is located on Dickison Circle.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - **Call for APPLICANT'S STATEMENT**
 - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
11. **Discussion, consideration, and possible approval of Ordinance 2005-A318, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcels 403-21-010A, 403-21-010L, 403-21-200 and 403-21-012 consisting of approximately 15.77 acres from R1-70 to C2, R2 and OS. This rezoning is to allow for a commercial development and 20 town homes. This property is located on the east side of SR 260 and accessed by Dickison Circle.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - **Call for APPLICANT'S STATEMENT**
 - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**

- **Call for COUNCIL DISCUSSION**

12. **Discussion, consideration, and possible approval of Ordinance 2005-A317, an ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to the National Flood Insurance Program, adopting by reference Revised Flood Insurance Study and Flood Insurance Rate Maps, and Floodplain Management Regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.**
13. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

14. **Advanced Approvals of Town Expenditures**
15. **Manager/Staff Report**
16. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.
17. **Adjournment**

Posted by: W. Jones

Date/Time: 10-21-05 11:35 a.m.

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TUESDAY, October 18, 2005
3:00 p.m.**

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

1. **Call to Order**
Mayor Gioia called the meeting to order at 3:01 p.m.

2. **Roll Call**
Mayor Gioia, Vice Mayor Baker, Councilors Hauser, Smith, Kovacovich, Parrish, and Teague were present.

Also Present:
Manager Bill Lee, Finance Director Dane Bullard, and Town Clerk Deborah Barber

Lee advised that he and Bullard preferred to discuss their performance reviews in executive session. On a motion by Smith, seconded by Kovacovich, the Council voted unanimously to discuss these matters in executive session pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.

The Special Session was recessed at 3:02 p.m.

3. **Discussion with the Finance/Personnel Director concerning the Finance/Personnel Director's performance review.**
Council took no action on this item.

4. **Discussion with the Town Manager concerning the Town Manager's performance review.**
Council took no action on this item.

Mayor Gioia called the Special Session back to order at 6:25 p.m. and advised that the Manager's review and item #5 will be continued on Thursday, October 27, 2005 at 6:00 p.m.

5. **Discussion, consideration, and possible assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of the Town Manager and/or Finance Director.**
Council took no action on this item.

6. **Adjournment**
The Special Session was adjourned at 6:26 p.m.

Tony Gioia, Mayor

Deborah Barber, Town Clerk

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 special session of the Town Council of Camp Verde, Arizona, held on the 18th day of October 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

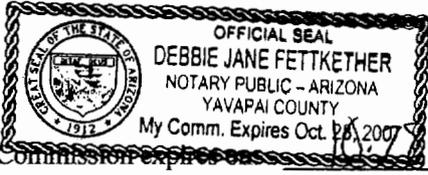
Dated this _____ day of _____, 2005

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, K. MORGAN EMBLY, declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X K. Morgan Embly (Signature) PRESIDENT (Title/Position) 10-12-05 (Date) (928)567-9131 (Phone #)

State of ARIZONA County of YAVAPAI
 The foregoing instrument was acknowledged before me this 12 October 2005
Day Month Year



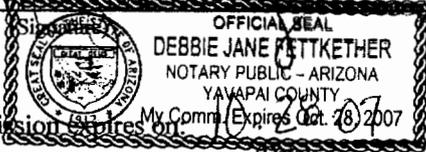
My Commission Expires on 10-28-07 (Date) Debbie Jane Fettkether (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, K. MORGAN EMBLY, declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X K. Morgan Embly (Signature) State of Arizona County of YAVAPAI

The foregoing instrument was acknowledged before me this 12 October 2005
Day Month Year



My commission expires on 10-28-07 (Date) Debbie Jane Fettkether (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event & complete item #20. The local city or county jurisdiction may require additional applications to be completed and additional licensing fees before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ (Government Official) _____ (Title) hereby recommend this special event application on behalf of _____ (City, Town or County) _____ (Signature of OFFICIAL) _____ (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

 _____ (Employee) _____ (Date)

APPROVED DISAPPROVED BY: _____ (Title) _____ (Date)

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)
11. This organization has been issued a special event license for 1 days this year, including this event
(not to exceed 10 days per year).
12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.
13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
THE ORGANIZATION APPLYING MUST RECEIVE 25% of the gross revenues of Alcoholic Beverage Sales.

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
Childrens Miracle Network		100%

(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

2 # Police Fencing
2 # Security personnel Barriers

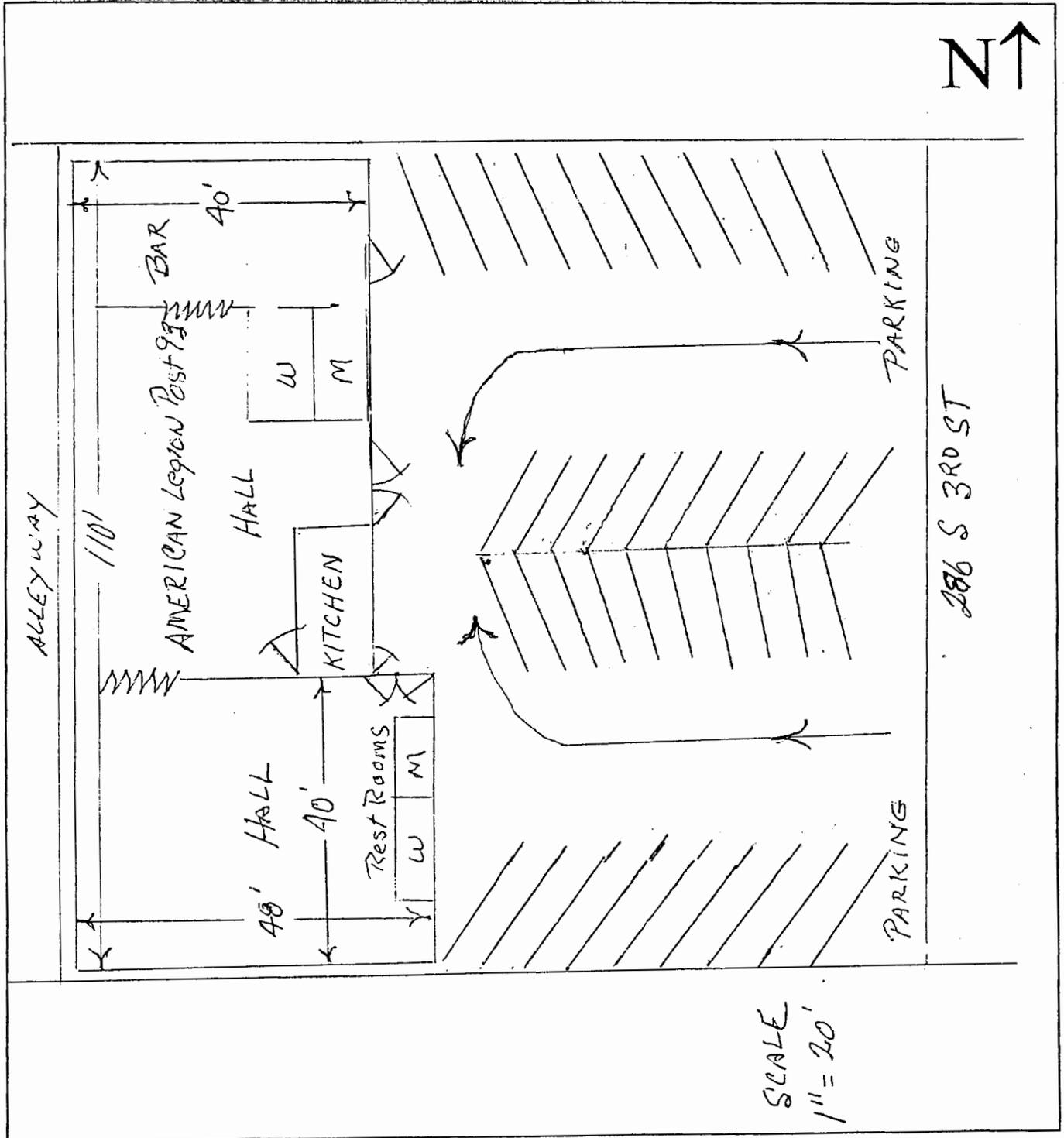
16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

<u>AMERICAN LEGION #43</u>	<u>(928) 567-6154</u>
Name of Business	Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



STAFF REPORT

Council meeting of: October 26, 2005

Title: **Discussion, consideration, and possible approval of Resolution 2005-665, an application for USDA Forest Service Rural Development Section 523 Self-Help Housing Technical Assistance Pre-Development grant in the amount of \$10,000.**

Budgeted Item: **Not Applicable.** This grant does not require matching funds. It will require staff time.

Description of Item: As directed by Council during the September 14, 2005 meeting, staff has prepared a Pre-development grant application for the USDA Rural Development Self-Help Housing Program.

If approved for funding, this grant will provide \$10,000 to the Town to determine the feasibility of developing a self-help housing program for low to very-low income families in the community.

Award of the \$10,000 technical assistance grant does not guarantee an award of the full technical assistance grant. The full grant will enable the Town to begin the self-help housing program.

Portions of the pre-development grant application are included as supplemental material. As shown by the Table of Contents, the pre-development application is quite lengthy. There is a full copy of the application available for review in my office.

Staff Recommendation: Approve Resolution 2005-665.

Attachments: Yes

Prepared by: Wendy Escoffier.



RESOLUTION 2005-665

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR USDA FOREST SERVICE RURAL DEVELOPMENT SECTION 523 SELF-HELP HOUSING TECHNICAL ASSISTANCE PRE-DEVELOPMENT GRANT AND AUTHORIZE ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES AS OUTLINED IN SAID APPLICATION.

WHEREAS, the Town of Camp Verde is desirous of undertaking a self-help housing project; and

WHEREAS, the USDA Forest Service is administering the Rural Development Section 523 Self-Help Housing Technical Assistance Program.

NOW THEREFORE, BE IT RESOLVED THAT the Mayor and Common Council of the Town of Camp Verde authorize application be made to the USDA Forest Service Rural Development, hereby commit to the Section 523 Self-Help Housing Technical Assistance Program, contingent upon receipt of USDA Forest Service Rural Development Section 523 Self-Help Housing Technical Assistance Program funds, and approve all actions necessary to implement and complete the activities as submitted in said application.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE AT A REGULAR MEETING ON THE 26th DAY OF OCTOBER 2005.

Tony Gioia, Mayor

Attest: _____
Debbie Barber, Town Clerk

Approved as to form:

Town Attorney

TOWN OF CAMP VERDE, ARIZONA
OCTOBER 2005
PRE-DEVELOPMENT GRANT APPLICATION FOR SELF-HELP HOUSING PROGRAM
RD AN No. 4089

TABLE OF CONTENTS

- ① Application for Federal Assistance (for Non-Construction) 1944.41(a) Form SF-424-1
- ② Intergovernmental Review Submittal 1944.409
3. USDA Survey on Ensuring Equal Opportunity for Applicants
- ④ Previous Experience
 - Programs and Personnel
5. Organizational Papers
 - Board of Directors
6. Information about Sponsor (if applicable)
7. Current Financial Statement for Applicant and any Sponsor
- ⑧ Narrative Statement
 - a) Amount of request
 - b) Areas served
 - c) Number of houses proposed
 - d) Housing conditions of low-income families
 - e) Need for self-help housing
 - f) Evidence of Community Support
 - g) List of low-income person(s) waiting to build self-help housing
- ⑨ Outreach Plan for very-low Income
- ⑩ Budget Information (Non-Construction Programs)
- ⑪ Determination of TA Grant Amount
12. Preliminary Land Survey
13. Other Applicant Activities, if multi-funded
- ⑭ Predevelopment Assistance Request
15. HUD Fair Housing Marketing Plan
16. Rural Development Manager's Environmental Review
17. Civil Rights Impact Analysis Certification
18. Compliance Review (Pre-award)
19. Self-Help Technical Assistance Grant Predevelopment Agreement
20. Rural Development Manager or Area-Manager Recommendation
21. T&MA Contractor's Review and Recommendation
22. OGC Review (if necessary)
23. Notice of Pre-application Review Action and Letter of Conditions
24. Request for Obligation of Funds (pre-development assistance)
25. Pre-Application Processing Checklist

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED		Applicant Identifier	
<input type="checkbox"/> Construction		Pre-application		3. DATE RECEIVED BY STATE	
<input type="checkbox"/> Non-Construction		<input type="checkbox"/> Construction		State Application Identifier	
<input checked="" type="checkbox"/> Non-Construction		<input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	
5. APPLICANT INFORMATION				Federal Identifier	
Legal Name: Town of Camp Verde			Organizational Unit: Department: Administration		
Organizational DUNS: 17-495-3414			Division: Housing		
Address: Street: P.O. Box 710			Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Camp Verde			Prefix: Ms.	First Name: Wendy	
County: Yavapai			Middle Name		
State: AZ			Last Name: Escoffier		
Zip Code: 86322			Suffix:		
Country:			Email: wendye@cvaz.org		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 86-0573698			Phone Number (give area code) 928-567-6631, 115		Fax Number (give area code) 928-567-9061
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)		
Other (specify)			9. NAME OF FEDERAL AGENCY: USDA		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): 10-420			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Camp Verde Self-Help Housing Program		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Town of Camp Verde, Yavapai County, AZ					
13. PROPOSED PROJECT Start Date: 6 months from funding award Ending Date:			14. CONGRESSIONAL DISTRICTS OF: a. Applicant 1 b. Project 1		
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$	10,000	a. Yes. <input checked="" type="checkbox"/>	THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	.00	DATE:		
c. State	\$	.00	b. No. <input type="checkbox"/>	PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	.00	<input type="checkbox"/>	OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$	.00	<input type="checkbox"/>	Yes If "Yes" attach an explanation.	
g. TOTAL	\$	.00	<input checked="" type="checkbox"/>	No	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix Ms.		First Name Wendy		Middle Name	
Last Name Escoffier			Suffix		
b. Title Project Coordinator			c. Telephone Number (give area code) 928-567-6631 ext. 115		
d. Signature of Authorized Representative			e. Date Signed		

2. Intergovernmental Review Submittal - Request for Environmental Information
1944.409

The predevelopment application is subject to Executive Order 12372. A letter requesting an intergovernmental review has been mailed and a copy is attached.

RD Form 1940-20 and Exhibit 1A is attached.



TOWN OF CAMP VERDE

P.O. Box 710 ♦ 473 S. Main Street ♦ Camp Verde, Arizona 86322 ♦ (928) 567-6631 FAX 567-9061
Marshal 567-6621 ♦ Parks & Recreation 567-0535 ♦ Community Development 567-8513 ♦ www.campverde-az.gov

October 17, 2005

Jo Anne Medley
Compliance Specialist, Archaeologist
State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

RE: Intergovernmental Review Submittal

Dear Ms. Medley:

The Town of Camp Verde is applying for a Section 523 Self-Help Technical Assistance Grant from USDA Rural Development. The Town proposes to use the 523 Technical Assistance Grant to assist low to very-low income families in building their own homes on residential infill sites within the Townsite Redevelopment Area.

The Townsite Redevelopment Area consists of approximately 500 parcels surrounding Main Street. Fort Verde State Historic Park is within the Townsite Redevelopment Area. Many parcels within this area have been previously developed, most with mobile or manufactured housing.

The technical assistance received from this grant will consist of outreach, credit and budget counseling, loan packaging, homeownership counseling, and training and supervision of participants who will contribute a portion of the labor towards building each other's homes.

Please advise the Town of any impacts these actions, including new construction, may cause or any comments or concerns your office may have regarding this project.

Sincerely,

Wendy Escoffier
Projects Coordinator

Attachments: Standard Form 424 "Application for Federal Assistance"
Form RD1940-20 "Request for Environmental Information"

Cc: Don Irby, Area Director, RHS
USDA Rural Development
8841 Florentine, Suite B
Prescott Valley, Arizona 86314



REQUEST FOR ENVIRONMENTAL INFORMATION

Name of Project Camp Verde Self-Help Housing Program
Location Camp Verde, Yavapai County, Arizona

- Item 1a.** Has a Federal, State, or Local Environmental Impact Statement or Analysis been prepared for this project?
 Yes No Copy attached as EXHIBIT I-A.
- 1b.** If "No." provide the information requested in Instructions as EXHIBIT I.
- Item 2.** The State Historic Preservation Officer (SHPO) has been provided a detailed project description and has been requested to submit comments to the appropriate Rural Development Office. Yes No Date description submitted to SHPO _____
- Item 3.** Are any of the following land uses or environmental resources either to be affected by the proposal or located within or adjacent to the project site(s)? (Check appropriate box for every item of the following checklist).

	Yes	No	Unknown		Yes	No	Unknown
1. Industrial.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Dunes.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Commercial.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Estuary.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Residential.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Wetlands.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Agricultural.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Floodplain.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Grazing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Wilderness..... (designated or proposed under the Wilderness Act)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Mining, Quarrying.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Wild or Scenic River..... (proposed or designated under the Wild and Scenic Rivers Act)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Forests.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Historical, Archeological Sites..... (Listed on the National Register of Historic Places or which may be eligible for listing)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Recreational.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Critical Habitats..... (endangered/threatened species)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Transportation.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Wildlife.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Parks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	28. Air Quality.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Hospital.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Solid Waste Management.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Schools.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Energy Supplies.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Open spaces.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Natural Landmark..... (Listed on National Registry of Natural Landmarks)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Aquifer Recharge Area.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Coastal Barrier Resources System.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Steep Slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
16. Wildlife Refuge.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
17. Shoreline.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
18. Beaches.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Item 4. Are any facilities under your ownership, lease, or supervision to be utilized in the accomplishment of this project, either listed or under consideration for listing on the Environmental Protection Agency's List of Violating Facilities? Yes No

Oct. 17, 2005
(Date)

Signed: Wendy E. Coffey
(Applicant)

Projects Coordinator
(Title)

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0094. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

EXHIBIT 1A

Intergovernmental Review Submittal - Request for Environmental Information

The Town of Camp Verde proposes to use the 523 Technical Assistance Grant to assist 20 low to very-low income families build their own homes. The Technical Assistance will consist of outreach, credit and budget counseling, loan packaging, homeownership counseling, and training and supervision of participants. Participants will contribute at least 65% of the labor towards building each other's homes.

PART I

PRIMARY BENEFICIARIES

Local and regional building material supply businesses and local construction sub-contractor businesses will benefit directly from the proposal through sales of products and services. No specific businesses are identified as the Primary Beneficiaries at this time.

PART II

AREA DESCRIPTION

- (a) Specific property locations are not identified or required for the Pre-development application. Proposed locations will be residentially zoned, single-family lots located in the Town of Camp Verde. Lots sizes will vary but are not expected to exceed 11,000 square feet in area. Adjacent properties will primarily be residential, although there may be some sites located in general proximity to typical neighborhood type uses, such as neighborhood-scale commercial, parks, or other similar public facilities
- (b) There are several washes running through the region identified as floodplain on FEMA maps as well as the Verde River. Building is not anticipated within the floodplain area, however, any building proposed within the 100-year floodplain would be subject to full compliance with all applicable building codes. There are no coastal areas identified.
- (c) There are no environmental impacts to adjacent properties anticipated with the proposal.
- (d) The proposed residential projects are not expected to generate excessive noise levels, radon gas, toxic or radioactive substances or seismic conditions. Local codes and ordinances regulating excessive noise, odor, hazardous materials, dust, fumes, vibrations or other nuisances will be complied with.
- (e) Houses will be connected to separate water supply and sewage systems. Any properties that are allowed to have septic systems will be subject to full compliance with all local and County regulations.

PART III

PUBLIC REACTION

- (a) No objections have been made to this program.
- (b) The Town of Camp Verde Council directed staff to pursue workforce and attainable housing options during its September 14, 2005 meeting.
- (c) Letters in support of the project have been received from the Camp Verde Fire

District, Camp Verde Unified School District and the Camp Verde Public Safety Association.

PART IV
MITIGATION MEASURES

No environmental mitigation measures are anticipated. Prior to acquisition, each individual lot will be subject to research and analysis regarding compliance with zoning, flood zone, drainage, water and sewer, and other infrastructure requirements.

PART V
PERMITS

No permits of an environmental nature will be required on the individual lots. Local zoning approvals and building permits will be required for each individual project site.

PART VI
OTHER FEDERAL ACTIONS

No other known Federal programs or actions are associated with the proposed project or located in close proximity to any potential sites.

4. Previous Experience
1944.410 (a)(1)

Camp Verde Self Help Housing Program Staff:

Wendy Escoffier – Projects Coordinator (928) 567-6631, ext. 115

Relevant Experience:

Projects Coordinator, Town of Camp Verde January 2005 – present
Coordinating special committee to develop the Town-site Redevelopment Area Plan. Duties include writing, researching and analyzing data, conducting housing and property assessments, and applying municipal, state, and federal regulations.

General Plan Administrator, Town of Camp Verde March 2001 – Dec. 2005
Coordinated amending the Town’s General Plan to bring it in compliance with State laws. Conducted public workshops and hearings. Other duties included writing, researching and analyzing data, presenting recommendations to Council, and applying municipal and state regulations.

Relevant Education/Training:

Master of Public Administration – Northern AZ University, Dec. 2005
Affordable Housing Institute - AZ Department of Housing, Summer 2005
Certified Public Manager - Northern AZ University, Summer 2003
Bachelor of Science – Journalism – Northern AZ University, Dec. 1985

Debbie Barber – Town Clerk (928) 567-6631, ext. 107

Relevant Experience:

Town of Camp Verde Housing Program Administrator 1993 – Present
Used HOME and CDBG funds to develop the Town’s housing program. The program offers low-interest loans to low-to-moderate income families for housing rehabilitation or replacement projects. The program currently receives approximately \$1,200 per month in repayments from assisted homeowners. There is currently \$123,000 available for additional affordable housing projects. Is responsible for marketing, intake, qualification, underwriting, and reporting of the program. Approximately 40 families have been assisted through various housing projects since 1993.

Relevant Education/Training:

AZ Department of Housing Affordable Housing Institute, Summer 2005
Certificate of Management, Yavapai Community College, May 2002
Certified Municipal Clerk, State of Arizona, 1999 - present

Town of Camp Verde Grant Administration Experience:

The Town of Camp Verde has 19 years of Community Development Block Grant (CDBG) and HOME/HTF grant administration experience. To date, CDBG and HOME/HTF grants have totaled just over \$2 million. Half of those grant funds have been for housing related activities.

<u>Summary of Grant Programs</u>	<u>(Year)</u>	<u>Status</u>	<u>Amount</u>
1. CDBG # 136-06 Hollamon St improvement	2005	Approved/Pending	\$ 131,083
2. CDBG #137-06 New community center restroom	2005	Approved/Pending	\$ 248,195

Summary of Grant Programs Continued	(Year)	Status	Amount
3. CDBG #138-06 Architectural barrier removal	2005	Approved/Pending	\$ 30,750
4. CDBG #058-99 Domestic violence outreach	1999	Completed	\$ 33,750
5. CDBG #057-99 Town-wide owner-occupied housing rehabilitation	1999	Ongoing	\$ 295,750
6. Unknown HOME/HTF # Town-wide mobile home replacement	1995	Completed	\$ 373,320
7. CDBG #060-95 Flood/drainage improvements, housing Rehabilitation, ADA compliance, Head Start playground	1994	Completed	\$ 312,584
8. Unknown HOME/HTF # Housing Rehabilitation	1993	Completed	\$ 172,630
9. Unknown HOME/HTF # Housing Rehabilitation	1992	Completed	\$ 150,000
10. Unknown CDBG # Flood control, streets and drainage Improvements, housing rehabilitation	1991	Completed	\$ 173,200
11. Unknown CDBG # Planning, street improvements	1987	Completed	\$ 190,000

8. Narrative Statement

1944.404(a)(4)

(a) Amount of Request: \$10,000

\$10,000 Pre-development Grant to consider the feasibility of a mutual self-help housing program for the Town of Camp Verde.

(b) Area Served: Camp Verde, Arizona

To begin, the area proposed for service includes the entire Town of Camp Verde, Arizona. As the program progresses and the Town develops the capacity to provide self-help housing assistance to residents, the area could expand to include portions of unincorporated Yavapai County located in close proximity to Camp Verde. This would require an intergovernmental agreement with Yavapai County, which has not been explored at this time.

(c) Number of Units Proposed:

Twenty units are proposed over two years. Ten units are planned for the first year and ten for the second year.

(d) Current Housing Conditions of Low-Income Families

Local Housing Studies

Housing Strategy, Town of Camp Verde & AZ Dept. of Commerce, 1999.

Camp Verde General Plan, Housing Element, Ratified by voters, May 2005.

Revised and Expanded Historic Resource Survey of Camp Verde, Yavapai County, Arizona. January 2002.

Camp Verde Median Income

1989 Median Household Income: \$19,503

1999 Median Household Income: \$31,868

The 1999 Housing Strategy summed up the plight of the working poor in Camp Verde. "The working poor, or those earning \$5.25 per hour and working full-time (\$10,920 annually) will spend 71% of their income on the typical homeownership unit and 58% of their income on the typical rental unit. A homeownership unit priced for not more than \$31,000 and a rental unit bearing a monthly rent of not more than \$273 including utilities would be affordable to this income group."

While the median household figures show an hourly wage higher than the working poor cited in the 1999 Housing Strategy, the prospect of homeownership is still unattainable for more than 40% of all Camp Verde households. From the 2000 Census figures, 37.9% of all households earned less than \$25,000. Based on the 2000 Census figures of a median household income of \$31,868, 31% of that income is needed to purchase a 2000 Census median priced home of \$129,600. That figure is based on a 5% down payment and a 5%; 30-year mortgage with combined property tax and insurance estimates of \$1,950 annually. Unfortunately for potential homeowners in Camp Verde, there are no site-built homes available for \$129,600 or less.

Camp Verde Area Estimated Median Home Price

1990 Census:	\$ 79,100
2000 Census:	\$129,600
MLS Data July 2003 - June 2004	\$199,100 – Average Sale Price
▪ 106 Listings	
▪ 1,709 Average Sq. Ft.	
▪ 231 Days on the market	
MLS Data July 2004 - June 2005	\$237,300 – Average Sale Price
▪ 114 Listings	
▪ 1,715 Average Sq. Ft.	
▪ 103 Days on the market	
MLS Data July 2005 – Oct. 6, 2005	\$289,400 – Average Sale Price
▪ 31 Listings	
▪ 1,820 Average Sq. Ft.	
▪ 73 Days on the market	

Camp Verde Area Home Listings

MLS Data October 6, 2005	\$535,800 – Average List Price
▪ 42 Listings	\$405,000 – Median List Price
▪ 2,149 Average Sq. Ft.	
▪ 109 Days on the market	

On October 6, 2005, a MLS search in Camp Verde revealed that there were 42 houses listed. Of those, five were listed for less than \$300,000. The median list price for a house on October 6, 2005 was \$404,950. The lowest list price was \$189,600 and the highest list price was \$1,999,000. The highest list price house included 25 acres of land.

With the price of homes in Camp Verde over the last year, it is impossible for a household with the median income of \$31,868 to purchase a house.

Summary of Camp Verde Housing Conditions – 2000 Census

- Census 2000 Housing Occupancy: 3,969 Total Housing Structures
 - Occupied: 3,611 structures or 91%
 - Vacant: 358 structures or 9%
 - Seasonal vacancies: 136 or 3.4%
- Homeowner Vacancy Rate: 2%
- Rental Vacancy Rate: 3.7%
- Housing Tenure- Occupied Units: 3,611 structures
 - Owner Occupied: 2,878 or 79.7%
 - Renter Occupied: 733 or 20.3%

- More than 43% of housing units are mobile homes.
- Nearly 2% of housing units are recreational vehicles or vans.
- More than 42% of housing units were built prior to 1970.
- Half a percent of Camp Verde housing units lack complete plumbing facilities.
- Just over 4% of housing units have no telephone service.

Town Housing Survey

Town staff, with the assistance of the Arizona Department of Housing, prepared a Camp Verde Housing Strategy in 1999. The document included a street-by-street inventory of housing units by type and condition within Camp Verde. The inventory included 3,336 housing structures.

Of units included in the inventory, 49.4% are site-built units, 48.7% are mobile or manufactured homes, and 1.9% are apartments. The inventory consisted of an external assessment of each unit to determine housing conditions and the extent of rehabilitation needed, if any.

The survey revealed that 27% of the entire existing housing stock is in need of rehabilitation or replacement. Of the mobile/manufactured homes, 32% are not suitable for rehabilitation due to age or condition and should consequently be replaced. The mobile/manufactured homes that are not suitable for rehabilitation represent 15% of the Town's total housing stock. Additionally, site-built and/or manufactured homes may be deemed unsuitable for rehabilitation following an evaluation of interior conditions.

Town-site Redevelopment Area Conditions Survey

Between September 2004 and June 2005, Town staff and employees from NFPD, Inc. conducted a survey of 465 structures/parcels in a Council-designated redevelopment area. The area consists of the original platted parcels of the Town.

Based on zoning codes:

- 32% standard condition
- 53% deficient condition
- 14% substandard condition

Based on building conditions/structural integrity

- 57% standard condition
- 19% deficient condition, considered rehab-able
- 9% deficient condition, considered not rehab-able
- 4% substandard condition, clearance required

Camp Verde Historical Context:

Camp Verde is the oldest community in the Verde Valley. The area was utilized and inhabited by Native Americans, probably from 8000 B.C. to A.D. 1, long before Euro-Americans arrived. Over 1500 years later, Euro-Americans explored the area. Euro-Americans returned to Camp Verde in the mid 1800s and established farms to provide food to the nearby mining towns and Fort Whipple. In 1865, the Army established a military encampment to protect the farms overlooking Clear Creek.

Early residential building materials in Camp Verde include adobe bricks, limestone, rusticated concrete block, and milled lumber. Mobile homes became a popular housing source beginning in the early 1960s. The original town site area and Verde Lakes are two of Camp Verde's first subdivisions. Both areas were developed primarily with mobile homes. Many of the original mobile homes from the 1960s and 1970s remain today.

The proliferation of mobile homes in the 1960s and 1970s and the fact that Camp Verde's enforcement of the Uniform Building Codes (UBC) did not begin until January 1, 1995, contribute to the number of housing units that need rehabilitation or replacement. Mobile and

manufactured homes built prior 1976 do not meet FHA or HUD standards. These units are often considered unsafe and/or unsuitable for occupancy.

Prior to the UBC enforcement, site-built buildings were often erected without thought to safety and longevity of the structure. It was discovered recently that a block church built in the 1960s and recently purchased by the Town of Camp Verde to remodel into a police department was built without rebar in the walls or floor and the walls were not connected to the floor or ceiling. It is likely that residential structures from the 1960s were similarly built.

(e) Need for Self-Help Housing

Since the 2000 Census, the country has experienced a colossal residential real estate bubble, increasing average home prices by 50 percent nationwide (Governing July 2005). Camp Verde is experiencing an even bigger residential real estate bubble than that being experienced across the country. Prices for single-family site built homes have steadily increased in the Camp Verde area. In the ten years between the 1990 and 2000 Census, owner-occupied housing costs increased by 63%. During the five years between the 2000 Census and October 2005, the cost of an owner-occupied house has increased by 118%.

On October 6, 2005, there were six out of 42 site-built homes for sale in Camp Verde under \$300,000. The median price of a home for sale on October 6, 2005 was \$535,829.

Unfortunately for homebuyers in Camp Verde, income levels have not increased to keep pace with the cost of housing.

Yavapai County Income Limits

Income limits for low to very-low income households are based on the number of persons in the household, including children. A table listing the maximum income allowed to qualify for the program is produced for households between 1 and 8 or more persons as follows:

# In Household	1	2	3	4	5	6	7	8
Very-Low	\$16,250	18,550	20,900	23,200	25,050	26,900	28,750	30,600
Low	\$26,00	29,700	33,400	37,100	40,100	43,050	46,050	49,000

(f) Evidence of Community Support

Camp Verde Town Council

On September 14, 2005, Council directed staff to apply for the self-help pre-development grant as well as return to Council with recommendations for establishing a housing authority or housing department. See September 14, 2005 Council minutes, Item #8, attached.

Letters of Support:

Letters supporting affordable housing opportunities were received from the following entities:

- Camp Verde Fire District
- Camp Verde Unified School District #28
- Camp Verde Public Safety Association

2004 General Plan – approved by voters May 2005

Housing Element Goals and Strategies

Goal:

Encourage a variety of housing types and densities to provide housing opportunities for all residents.

Strategies:

- Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.
- Bring manufactured/mobile homes up to current code standards or replace hazardous units for the health, safety, and welfare of our families.
- Encourage in-fill housing development to address reasonably priced (housing units) and to lessen the demands on limited infrastructure.

Growth Area Element Goals and Strategies

Goals:

- Encourage a variety of residential development that is conveniently located to services, is compatible with cost-effective construction of infrastructure, is affordable for citizens, and is visually attractive.
- Provide an opportunity for affordable housing while retaining open space by requiring development agreements after public lands are traded and rezoning is requested.

Strategies:

- Encourage developers to work with lending institutions and the Town to offer programs for first-time homebuyers and provide reasonably priced housing opportunities.
- Establish development agreements to provide for open space buffers and trails and affordable housing on public land that is acquired if rezoning is requested.

1999 Housing Strategy – Adopted by Council 1999

Action Plan Goals:

- Bring substandard housing units into compliance with code and increase their useful life for a period of not less than 20 years.
- Replace substandard housing units with code-compliant units.
- Improve conditions in the Verde Lakes area.
- Increase the rate of homeownership among lower income households.

(g) List of Low Income Persons Waiting to Build Self-Help Housing

A list of low income persons wanting to build self-help housing will be developed as part of the program and will be submitted with the full application for the Technical Assistance Grant. Already, with one article in a local newspaper about Camp Verde applying for the pre-development grant, citizens have begun inquiring about the program.

CAMP VERDE UNIFIED SCHOOL DISTRICT #28

"HOME OF THE COWBOYS"

October 11, 2005

Camp Verde Mayor and Council
Town of Camp Verde
PO Box 710
Camp Verde, AZ 86322

Mayor and Council Members:

The Camp Verde Unified School District supports workforce housing in the Town of Camp Verde. We find it is difficult to recruit and retain highly qualified teachers with the limited affordable housing available in the town of Camp Verde.

We wish to encourage the Camp Verde Town Council to move forward in creating a Housing Department/Authority in order to apply for funds and implement programs that will make housing attainable for all of Camp Verde's citizens. In fact, one of the Governing Board 2005/2006 Goals is "Support and encourage efforts for affordable housing on behalf of teachers".

The Camp Verde USD is pleased that providing safe and attainable housing for all citizens is a Council priority.

Sincerely,



Ron Maughan, Superintendent
Camp Verde Unified School District #28

cc: Governing Board

Camp Verde Unified School District #28
410 Camp Lincoln Road
Camp Verde, Arizona 86322

Phone: 928-567-8000
Fax: 928-567-8004
Email: rmaughan@cvusd.k12.az.us

October 19, 2005

Camp Verde Mayor and Council Members
Town of Camp Verde
PO Box 710
Camp Verde, Az 86322

Mayor and Council Members:

The Camp Verde Public Safety Association supports workforce housing in the Town of Camp Verde. It is extremely difficult to recruit and retain qualified personnel when there is no housing available in the wage range and the cost of housing is increasing much faster than new employees can expect their annual wages to increase.

The Camp Verde Public Safety Association encourages the Town Council implement a Housing Department/Authority in order to apply for funds and implement programs that will make housing affordable for all of Camp Verde's citizens. This will help the Town keep a qualified work force without major turnovers.

The Camp Verde Public Safety Association thanks the Town Council for its efforts in providing a safe and affordable housing for all of Camp Verde's citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Dart", with a long horizontal flourish extending to the right.

Jeff Dart
President
Camp Verde Public Safety Association

9. Outreach Plan For Very-Low Income
1944.410 (a)(5)

Very Low Income Outreach Plan:

In addition to a general outreach and marketing strategy, it is necessary to identify and specifically target Very-Low Income residents. The strategy includes notification based on the following:

Target Neighborhoods:

Geographic areas identified through Census data and General Plan research as having concentrations of very-low income residents, include the town site area, portions of Verde Lakes, and specific trailer parks.

Community Service Providers:

Outreach and coordination will be conducted with local social service and community service providers that serve very-low income populations.

General Marketing:

General marketing materials will include specific identification of very-low income qualifications and income levels. Outreach materials, including notices of informational meetings, will be produced in English and Spanish.

Targeted Marketing:

Businesses, churches, and organizations that serve or include very-low income employees or members will be identified and notified.

Low and Very-Low Income Rental Housing Developments:

Camp Verde has a number of substandard rental units, mostly mobile homes and trailers. Residents of these units can be targeted for assistance by conducting neighborhood informational meetings.

Specific trailer parks to be targeted include:

Casa Verde Trailer Park
94 W. Hollamon Street, Camp Verde, AZ 86322
928-567-3528

Crazy "K" RV Park
2075 Arena Del Loma Road, Camp Verde, AZ 86322
928-567-0565

Sunland Trailer Park
Fourth Street, Camp Verde, AZ 86322
928-3440

Wagon Wheel Trailer Ranch
391 N. Montezuma Castle Highway
P.O. Box 1436, Camp Verde, AZ 86322
928-567-6883

White Hills Trailer Park
2221 E. Sierra Verde Road
P.O. Box 414, Camp Verde, AZ 86322
928-567-9504

Specific apartment complexes to target include:

Arnold Terrace Apartments – 26 FmHA family units
275 S. Arnold Street, Camp Verde, AZ 86322
928-567-6490

Parkway Apartments – 61 LIHTC Units
300 E. Cliffs Parkway, Camp Verde, AZ 86322
928-567-2116

10. Budget Information (Non-Construction Program)

1944.410 (a)(6)

Form SF-424A

Narrative:

The Town of Camp Verde requests a Predevelopment Grant in the amount of \$10,000 to assist with the development of a Section 523 Self-Help Housing Technical Assistance Grant application.

The projected duration for the use of funds will be no more than six months from the award of funds.

The Predevelopment grant funds will be used to offset the costs associated with submitting the TA Grant Application including researching for available property, identifying and pre-qualification of potential participants, developing outreach and advertising materials, and developing housing plans and specifications.

Budget Information

	Year 1 Budget	Year 2 Budget	Total Total
Personnel:			
Project Director (.5)	23,741	24,943	48,684
Group Coordinator/Loan Packager	34,450	36,194	70,644
Construction Supervisor	34,450	36,194	70,644
Bookkeeper (.5)	16,000	16,810	32,810
Admin. Assistant (.5)	12,887	13,540	26,427
Health Insurance	35,289	44,112	79,401
Dental Insurance	1,920	2,400	4,320
FICA	7,535	7,916	15,451
Medicare	1,762	1,851	3,613
Retirement	11,059	11,619	22,678
Unemployment	364	364	728
Workmen's Comp	1,139	1,196	2,335
Subtotal Personnel	\$ 180,596	197,139	337,735
Non-Personnel :			
Advertising/Public Outreach	1,000	1,000	2,000
Architecture/Engineering	8,000	4,650	12,650
Audits/Legal	5,000	5,000	10,000
Brochures/Books/Pamphlets	750	750	1,500
Computers/Support	3,000	2,000	5,000
Fuel/oil/auto maintenance	4,000	4,211	8,211
Group Tools	2,000	1,000	3,000
Office Furniture/Equipment	3,200	2,500	5,700
Office Supplies	2,000	2,000	4,000
Phones	750	750	1,500
Postage	500	500	1,000
Printing	2,000	2,000	4,000
Travel	1,500	1,500	3,000
Vehicle	10,704	-0-	10,704
Subtotal Non-Personnel Expenses:	\$ 44,404	27,861	72,265

Yearly Combined Total:	\$ 225,000	225,000
Two-Year Non-Construction Costs:	\$ 450,000	

11. Determination of TA Grant Amount
1944.407

The TA grant request for \$450,000 for 20 homes is calculated at \$22,500 per unit. The \$22,500 per unit estimate for the TA grant is less than either Method A or B.

Method A: 15 percent of the cost of equivalent value of modest home built in the area.

Method A: $0.15 \times \$160,000 = \$24,000$ per home

Building Cost Estimate:	\$83.33 per square foot
Modest Home Size:	1,200 square feet
Construction Cost:	\$100,000
Lot Cost:	\$60,000

Method B: The difference between the equivalent value of modest home and the average mortgage of participating family minus \$1,000.

Method B: $\$160,000 - (\$135,300 - \$1,000) = \$25,700$ per home

Construction cost estimates for a modest 1,200 square foot home are estimated at \$83.333 per square foot for a total cost of \$100,000. Labor costs have traditionally been estimated as approximately 35% of construction costs. However, local conditions indicate labor costs have risen somewhat more than material costs. Labor cost is estimated at 38% of construction cost.

Labor (38%):	\$ 38,000
Materials/Equip. (62%)	\$ 62,000
Construction Cost (\$83.333)	\$100,000
Self-Help Labor Savings:	(\$ 24,700) 65% of labor costs
Adjusted Construction Cost:	\$ 75,300
Land:	\$ 60,000
Mortgage:	\$135,300

Grant Estimate Formulas:

Method A:
(Number of Homes Proposed) X (15% of modest Home Cost) = Grant Request

20 Homes X \$24,000 per Home = \$480,000

Method B:
(Number of Homes Proposed) X (Value of Modest Home – [Average Program Mortgage - \$1,000]) = Grant Request

20 Homes X \$160,000 – (\$135,300 - \$1,000) = \$514,000
20 Homes X \$25,700 = \$514,000

14. Predevelopment Assistance Request
1944.410 (a)(9)

Amount: \$10,000

The Town of Camp Verde requests a Pre-development Grant in the amount of \$10,000 to assist with the development of a Section 523 Self-Help Housing Technical Assistance Grant application.

Duration: Six Months

The projected duration for the use of funds will be no more than six months from the award of funds.

Purpose: TA Grant Application Preparation

The Pre-development grant funds will be used to offset the costs associated with submitting the TA Grant Application including, researching for available property, identifying and pre-qualification of potential participants, developing outreach and advertising materials, and developing housing plans and specifications.

Staff Report

Council

Meeting of:

October 26, 2005

Title:

RESOLUTION 2005 661: A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-08 FOR THE PURPOSE OF DEVELOPING HOMESTEAD SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON A PORTION OF PARCEL 403-23-010Z CONSISTING OF APPROXIMATELY 36.2 ACRES AND 52 LOTS WITH THE MINIMUM LOT SIZE BEING 18,000 SQUARE FEET

Description Of Item:

This Preliminary Plat application has been filed by Verde River Properties, owner for a preliminary plat approval for the Homestead phase of Simonton Ranch Master Planned Community that will subdivide a portion of parcel 403-23-010Z into 52 lots with a minimum size of 18,000 square feet for residential use.

This phase of is to be called 'The Homestead at Simonton Ranch' and will have a more rural character. The property is located off of Finnie Flat Road and will be accessed by a new roadway that will run on the edge of the development. When the rezoning for this development was approved there were exceptions granted on street width and sidewalks for each of the phases. The local street ROW (E) is to be 50' wide with two 10' PUE for utilities. The roadway is to have two 13' lanes with two 4' asphalt walkways on each side of the roadway. The entrance road ROW (D) is to be 50' wide with two 19' travel lanes and a center turning lane. There is also to be a 4' sidewalk on the project side of the roadway. A permanent easement has been granted by the adjacent property owner that will allow the developer to construct a full width roadway. This roadway will be dedicated to the Town on the final plat by both property owners.

This development will be served by Camp Verde Water Co. and Camp Verde Sanitary District. The representative for the sewer district indicated that work should be started on the expansion of the sewer line within six months.

Agency Review:

Staff held a project meeting on September 13, 2005 where seven agencies and the developer met to discuss outstanding issues.

Arizona Engineering: The Town Engineer, Arizona Engineering has done the preliminary review of the construction plans and the plat and staff has forwarded the comments to the project engineer. These comments will be addressed in the final plat submittal. These preliminary plans are available in the Community Development office for review during office hours.

Camp Verde Water Systems: Water for this project will be provided by CVWS.

Yavapai County Flood Control: The site is impacted by a drainage basin greater than 80 acres that contributes runoff to Faulkner Wash that is regulated by the Flood Control District. This will impact Lots 44 through 52. Flood Control

is requesting that on the final plat the minimum finished floor elevations and the Flood Control District standard notes for building in a floodplain be included. Also they are requiring the approximate floodplain be delineated on the final plat. The Phase II drainage study has addressed all required items; therefore the District approves its portion of the review process. Flood Control has no objection to this application.

Town of Camp Verde Streets Department: Their comments were directed to the development of the entryway roadway. They are concerned about the dedication of the full width of the ROW and how the roadway will be constructed. This was addressed by the developer at the project meeting and staff covered the details in the project description above.

Camp Verde Trails Committee: At their meeting held on September 13, 2005 the trails committee voted to recommend a non-motorized, multi-use trail and pathway access be given to both 404 washes with three access points through Tract 'S' and 2 access points through Tract 'F' to the existing Woods Ditch and access through Tract 'E' to the 404 wash.

Town of Camp Verde Community Development Director: This phase of the residential developments proposed for the Simonton Ranch at the Homestead development comprises about 36 acres with 52 lots of 18,000 square feet. These lots are part of the PAD 3-5 as explained on page 20 of Section 109 in the P&Z Ordinance, which was recently approved by the Council. PAD 3-5 means a density of 1.35 to 2.2 units per acre are permitted and this development proposes a density of 1.4 dwelling units per acre.

Replies to the 300' Letters: forty seven (47) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter as of 9-28-05.

Commission

Recommendation: The Planning and Zoning Commission held a public hearing on October 6, 2005 and voted unanimously to recommend to the Council approval of Preliminary Plat 2005-08 for 'The Homestead @ Simonton Ranch' consisting of 52 lots on 36.2 acres. During the public comment, a member of the trails committee spoke about their concern of allowing motorized vehicles on the trail / pathway system within the development and expressed the desire of the community to have pathways connecting the different neighborhoods as outlined planning documents.

During the Commission's discussion, an access to the Outpost Mall was discussed as well as the street names. The Commission also discussed with Mr. Simonton the possibility of the Town assuming ownership of the trail system within the development.

Attachments: Yes

Prepared by: Nancy Buckel



RESOLUTION 2005-661

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-08 FOR THE PURPOSE OF DEVELOPING HOMESTEAD SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON A PORTION OF PARCEL 403-23-010Z CONSISTING OF APPROXIMATELY 36.2 ACRES AND 52 LOTS WITH THE MINIMUM LOT SIZE BEING 18,000 SQUARE FEET.

***SITE LOCATION: OFF OF FINNIE FLAT ROAD BEHIND OUTPOST MALL
ACCESSED BY A NEW ROADWAY.***

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Preliminary Plat 2005-08 was filed by Scott Simonton-Verde River Properties LLC, owner for parcel 403-23-010Z.
 - B. The request was reviewed by the Planning and Zoning Commission on October 6, 2005 and by the Common Council on October 26, 2005 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Homestead @ Simonton Ranch residential subdivision with 52 lots.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2005-08 for the purpose of developing Homestead @ Simonton Ranch Subdivision with 52 lots on parcel 403-23-010Z with the following exceptions:

1. The entrance road ROW will be 50' in width with two 19' travel lanes and a center turn lane with a 4' sidewalk on the west side of the roadway.
2. The local road ROW will be 50' in width with two 13' travel lanes and two 4' asphalt walkways on each side of the roadway with 10' PUE on either side of the roadway.

NOTE:

Pursuant to approved PAD for Simonton Ranch, the setbacks are to be 25' in front, 25' in the rear and 5' on the sides. The lot coverage is to be 30% for the lots.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, ARIZONA ON OCTOBER 26, 2005.**

Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney

08-05-05P01:07 RCVD

CASE NO. 2005-36

PROJECT NO. PP 05-08

TOWN OF CAMP VERDE
 COMMUNITY DEVELOPMENT DEPARTMENT
 P.O. Box 710 • 473 S. MAIN STREET, Suite 108
 CAMP VERDE, ARIZONA 86322
 (928) 567-8513 • FAX (928) 567-7401
SUBDIVISION PLAT APPLICATION

REQUEST:

PRELIMINARY PLAT _____ X _____
 FINAL FLAT _____
 CONCEPTUAL PLAN _____
 AMENDED PLAT _____
 RESUBDIVISION _____
 REVERSION TO ACREAGE _____
 SUBDIVISION NAME HOMESTEAD at Simonton Ranch
 TRACT _____

APPLICATION DATE August 5, 2005
 ASSESSOR'S PARCEL NO. 403-23-010Z portion of
 PRESENT ZONING R1L (PAD 3-5)
 TAKEN BY B. Diener
 FEES \$92000
 HEARING DATE 10-6-05

OWNER/DEVELOPER Verde River Properties, LLC PHONE 480-218-7575 FAX 480-218-0888
 ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85208
 CONTACT PERSON Scott Simonton

ENGINEER Hoskin Ryan Consultants, Inc. PHONE 602-252-8384 FAX 602-252-8385
 ADDRESS 3003 N. Central Avenue, Suite 1500 CITY Phoenix STATE AZ ZIP 85012
 CONTACT PERSON Tom Ryan (engineering) Paul Hoskin (drainage)

PROPOSED LAND USE	NET ACREAGE (SQ. FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	36.2 acres	52	18,000 SF	100'	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) 1.4 lots per acre LINEAR FT OF STREETS _____

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

<http://www.ci.camp-verde.az.us>

*Special Power of Attorney
Authorization for Permit Application*

Parcel Number: See Attached List - Simonton Ranch* Date: August 5, 2005
Owner: Verde River Properties, LLC & Camp Verde Homestead, LLC
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85208
Phone: 480-218-7575

*formerly "The Homestead at Camp Verde"

WHEREAS, the above-property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the Owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

CAMP VERDE HOMESTEAD, LLC

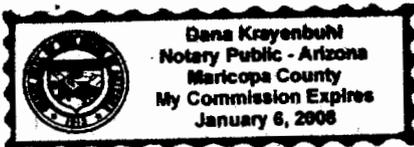
[Signature], Owner(s)
G. Scott Simonton, Manager

State of Arizona
County of Maricopa, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 5 day of August, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.

Dana Krayenbuhl Notary Public

My commission expires: 01/06/08



VERDE RIVER PROPERTIES, LLC

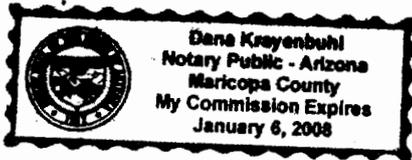
By: SIMCO PROPERTIES, LLC, Manager
[Signature], Owner(s)
G. Scott Simonton, Manager

State of Arizona
County of Maricopa, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 5 day of August, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.

Dana Krayenbuhl Notary Public

My commission expires: 01/06/08



TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: PP 05-08

Parcel No. 403-23-010K, 403-23-010Z,
403-23-008U, 403-23-008V, 404-19-152L

Date: August 5, 2005

Legal Description: See Attached Legal

Camp Verde Homestead, LLC &

Name: Verde River Properties, LLC

"SIMONTON RANCH" at NWC Highway 260 &

Address: 7116 E. Laguna Azul Avenue

Finnie Flat Road formerly "The Homestead at

Mesa, AZ 85208

Camp Verde" approximately 360.97 acres.

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

[Signature]
Applicant's Signature

Manager/Agent

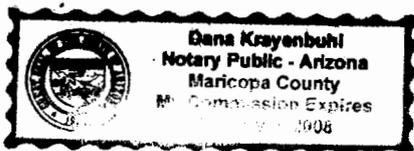
8-5-05
Date

Agent for: Verde River Properties, LLC & Camp Verde Homestead, LLC

State of Arizona
Town of Camp Verde

On this 5th day of August, 19 2005 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.



Dana Krayenbuhl
Notary Public

01/06/08
Date Commission Expires

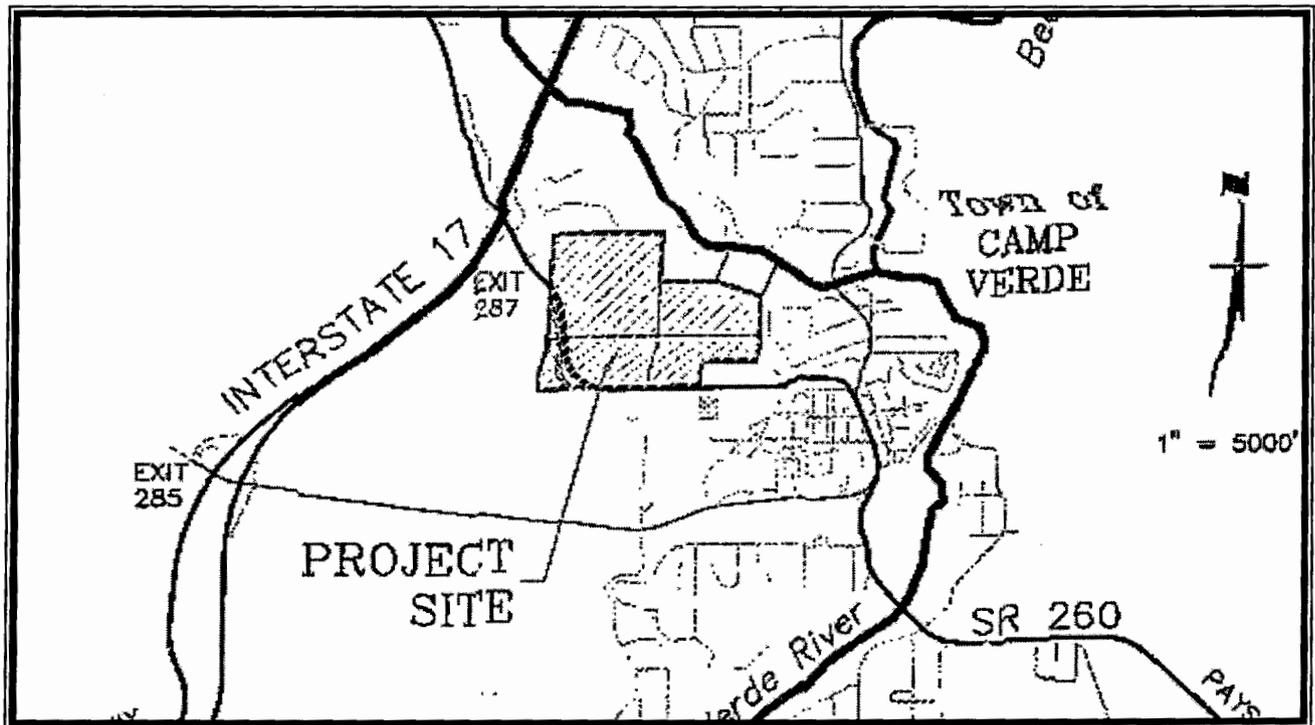
DIRECTIONS TO PROPERTY

ASSESSORS PARCEL NUMBER: 403-23-010K, 403-23-010Z, 403-23-008U,
403-23-008V, 404-19-152L

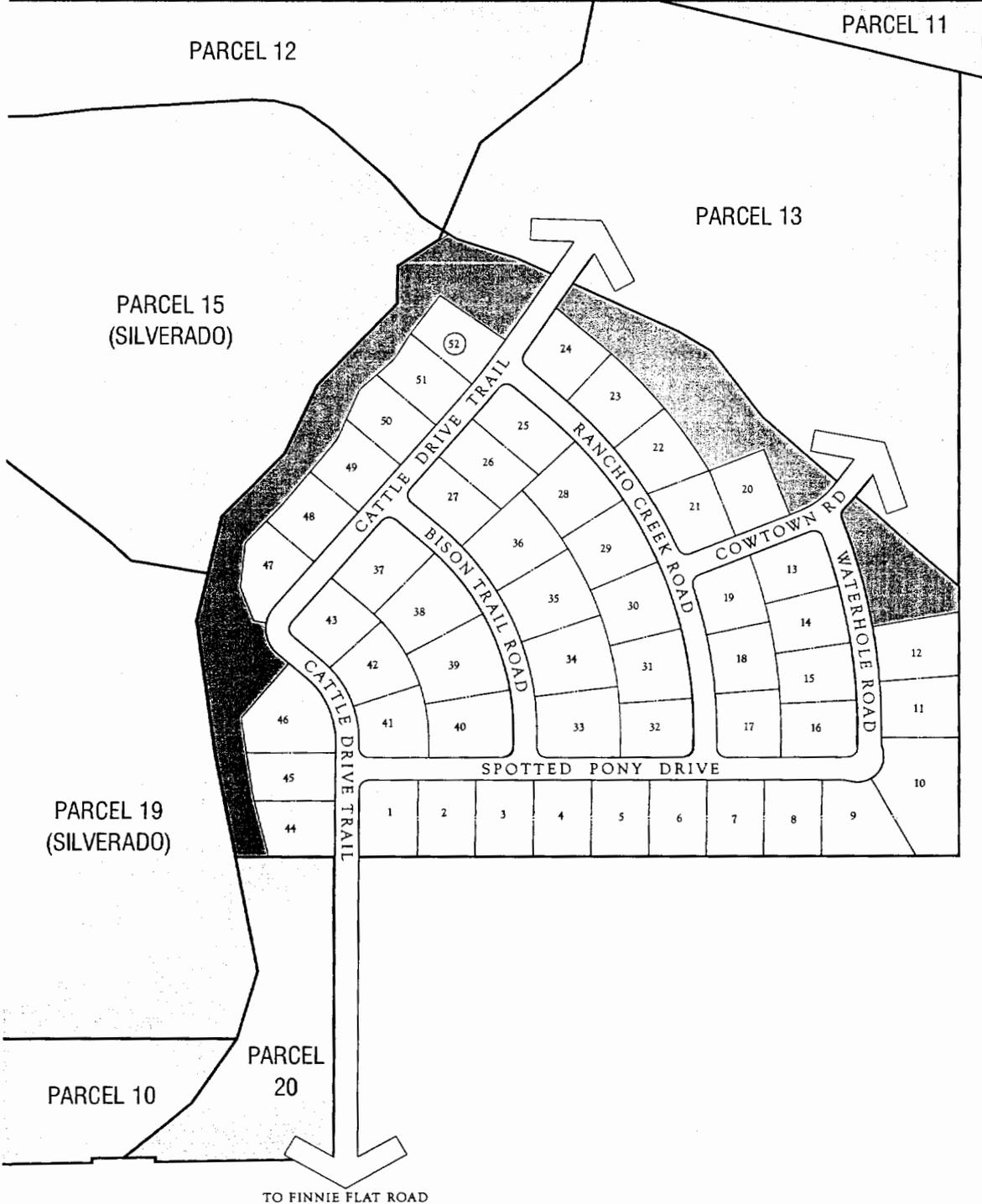
APPLICANTS NAME: Verde River Properties, LLC & Camp Verde Homestead,
LLC Contact: Scott Simonton 480-218-7575

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona (approximately 360.97 acres)

DIRECTIONS TO PROPERTY: see below



HOMESTEAD AT SIMONTON RANCH



Staff Report

Council Meeting of:

October 26, 2005

Title:

RESOLUTION 2005 662: A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-09 FOR THE PURPOSE OF DEVELOPING SILVERADO SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON PARCEL 403-23-008U AND A PORTION OF PARCEL 403-23-010Z CONSISTING OF APPROXIMATELY 62.9 ACRES AND 252 LOTS WITH THE MINIMUM LOT SIZE BEING 5,000 SQUARE FEET.

Description Of Item:

Preliminary Plat 2005-09 was filed by Verde River Properties, LLC and Camp Verde Homestead, LLC, owners for a preliminary plat approval that subdivides portions of parcels 403-23-010Z & 403-23-008U into 252 lots, with a minimum lot size of 5,000 square feet, for residential use.

This phase of Simonton Ranch is to be called Silverado at Simonton Ranch. It will have a more urban character. The property is located off of Finnie Flat Road and will be accessed by a new roadway. When the rezoning for this development was approved there were exceptions granted on street width, sidewalks, setbacks and lot coverage for each of the phases. The local street ROW is to be 50' wide and two 8' PUE for utilities. The roadway is to have two 16' lanes with a 4' sidewalk on one side of the roadway. The entrance road ROW is to be 68' wide with two 20' travel lanes and two 10' PUE with a 4' sidewalk on one side of the roadway. The setbacks are to be 18' Front, 20' Rear and 5' on each side. The lot coverage is to be 40% for the 60' x 110' lots and 50% for 50' x 110' lots.

This development will be served by Camp Verde Water Co. and Camp Verde Sanitary District. The representative for the sewer district indicated that work should be started on the expansion of the sewer line within six months.

Agency Review:

Staff held a project meeting on September 13, 2005 where seven agencies and the developer met to discuss outstanding issues.

Arizona Engineering: The Town Engineer, Arizona Engineering has done the preliminary review of the construction plans and the plat and staff has forwarded the comments to the project engineer. These comments will be addressed in the final plat submittal. These preliminary plans are available in the Community Development office for review during office hours.

Camp Verde Trails Committee: At their meeting held on September 13, 2005 the trails committee voted to recommend a non-motorized, multi-use trail and pathway access be given to both 404 washes with three access points through Tract 'S' and 2 access points through Tract 'F' to the existing Woods Ditch and access through Tract 'E' to the 404 wash.

Camp Verde Water Systems: Water for this project will be provided by CVWS.

Yavapai County Flood Control: This site is impacted by greater than 80 acre drainage basins contributing runoff to Faulkner Wash, Middle Wash and to the West Wash, all of which are regulated by the Flood Control District. These regulated watercourses are crossing the eastern, western and northern portions of the site and will impact lots that are adjacent to the 100-year floodplains. Flood Control is requesting that on the final plat the minimum finished floor elevations and the Flood Control District standard notes for building in a floodplain be included. This only applies if the proposed lots are encroaching within the floodplain. Also they are requiring the approximate floodplain be delineated on the final plat. The Phase II drainage study has addressed all required items; therefore the District approves its portion of the review process. Flood Control has no objection to this application.

Town of Camp Verde Streets Department: No comment on this project. Any issue was covered and discussed at the project meeting on September 13th.

Town of Camp Verde Community Development Director: This phase of the residential developments proposed for the Simonton Ranch at the Homestead comprises about 65 acres with 252 lots of about 5,000 square feet. These lots are part of the PAD 6-9 as explained on page 20 of Section 109 in the P&Z Ordinance, which was recently approved by Council. PAD 6-9 means a density of 2.75 to 6 units per acre are permitted and this development proposes a density of 3.84 dwelling units per acre with considerable open space along the periphery of the subdivision. The size of lots as well as the number of units is very similar in scope to the Verde Cliffs subdivision.

Replies to the 300' Letters: forty seven (47) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter as of 9-28-05.

Commission

Recommendation: The Planning and Zoning Commission held a public hearing on this application on October 6, 2005 and voted unanimously to recommend to Council approval of PP 2005-09 for 'Silverado @ Simonton Ranch'. There was no public input but Mr. Simonton did announce that he had just closed escrow with Haven Homes on this phase of Simonton Ranch. Their representative was in the audience and spoke briefly of his vision of the project and the amenities that they will be offering in a joint venture with Mr. Simonton. The project will have a clubhouse, tennis and basketball courts as well as a tot lot and planned park. He stressed that they plan on building an upscale product.

Attachments: Yes

Prepared by: Nancy Buckel



RESOLUTION 2005-662

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-09 FOR THE PURPOSE OF DEVELOPING SILVERADO SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON PARCEL 403-23-008U AND A PORTION OF PARCEL 403-23-010Z CONSISTING OF APPROXIMATELY 62.9 ACRES AND 252 LOTS WITH THE MINIMUM LOT SIZE BEING 5,000 SQUARE FEET.

SITE LOCATION: OFF OF FINNIE FLAT ROAD ACCESSED BY A NEW ROADWAY.

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Preliminary Plat 2005-09 was filed by Scott Simonton-Verde River Properties LLC, and Camp Verde Homestead, LLC owners for parcel 403-23-008U and a portion of parcel 403-23-010Z.
 - B. The request was reviewed by the Planning and Zoning Commission on October 6, 2005 and by the Common Council on October 26, 2005 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Silverado @ Simonton Ranch residential subdivision with 252 lots.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2005-09 for the purpose of developing Silverado @ Simonton Ranch Subdivision with 252 lots on parcel 403-23-008U and a portion of parcel 403-23-010Z with the following exceptions:

1. One 4' sidewalk will be constructed on the west side of the entrance roadway.
2. The entrance road ROW will be 68' in width with two 20' travel lanes and two 10' PUE on either side of the roadway.

3. The local road ROW will be 50' in width with two 16' travel lanes and two 8' PUE on either side of the roadway.

NOTE:

Pursuant to approved PAD for Simonton Ranch, the setbacks are to be 18' in front, 20' in the rear and 5' on the sides. The lot coverage is to be 40% for the 60' X 110' lots and 50% for 50' X 110' lots.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON OCTOBER 26, 2005.

Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney

08-05-05P01:09 RCVD

CASE NO. 2005-36

PROJECT NO. PP0509

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. Box 710 • 473 S. MAIN STREET, Suite 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401
SUBDIVISION PLAT APPLICATION

REQUEST:	APPLICATION DATE <u>August 5, 2005</u>
PRELIMINARY PLAT _____ X _____	ASSESSOR'S PARCEL NO. <u>Portions of 403-23-010Z & 008U</u>
FINAL FLAT _____	PRESENT ZONING <u>R1L (PAD 6-8, PAD 7-9)</u>
CONCEPTUAL PLAN _____	TAKEN BY <u>B. Quinn</u>
AMENDED PLAT _____	FEES <u>\$2920⁰⁰</u>
RESUBDIVISION _____	HEARING DATE <u>10-6-05</u>
REVERSION TO ACREAGE _____	
SUBDIVISION NAME <u>SILVERADO at Simonton Ranch</u>	
TRACT _____	

OWNER/DEVELOPER Verde River Properties, LLC; Camp Verde Homestead, LLC PHONE 480-218-7575 FAX 480-218-0888
 ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85208
 CONTACT PERSON Scott Simonton

ENGINEER Hoskin Ryan Consultants, Inc. PHONE 602-252-8384 FAX 602-252-8385
 ADDRESS 3003 N. Central Avenue, Suite 1500 CITY Phoenix STATE AZ ZIP 85012
 CONTACT PERSON Tom Ryan (engineering) Paul Hoskin (drainage)

PROPOSED LAND USE	NET ACREAGE (SQ. FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	62.9 acres	252	5,500 SF & 6,600 SF	50' & 60'	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

*(161 Lots 50' X 110' and 91 Lots 60' X 110')
 RESIDENTIAL DENSITY (SEE REVERSE SIDE) 4.0 lots per acre LINEAR FT OF STREETS _____

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

<http://www.ci.camp-verde.az.us>

*Special Power of Attorney
Authorization for Permit Application*

Parcel Number: See Attached List - Simonton Ranch* Date: August 5, 2005
Owner: Verde River Properties, LLC & Camp Verde Homestead, LLC
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85208
Phone: 480-218-7575

*formerly "The Homestead at Camp Verde"

WHEREAS, the above-property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the Owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

CAMP VERDE HOMESTEAD, LLC



Owner(s)

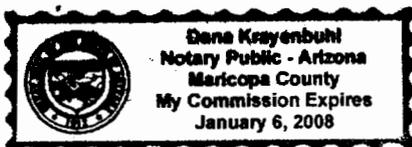
G. Scott Simonton, Manager

State of Arizona
County of Maricopa, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 5 day of August, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.

Dana Kraymbull Notary Public

My commission expires: 01/06/08



VERDE RIVER PROPERTIES, LLC

By: SIMCO PROPERTIES, LLC, Manager



Owner(s)

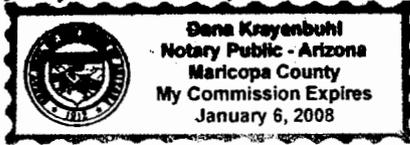
G. Scott Simonton, Manager

State of Arizona
County of Maricopa, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 5 day of August, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.

Dana Krayenbuhl Notary Public

My commission expires: 01/06/08



TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: PP05-09

Parcel No. ~~403-23-010K~~, 403-23-010Z,
403-23-008U, ~~403-23-008V~~, ~~404-19-152L~~

Date: August 5, 2005

Legal Description: See Attached Legal

Camp Verde Homestead, LLC &

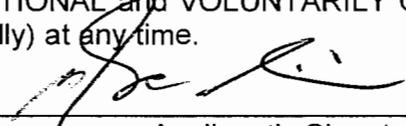
Name: Verde River Properties, LLC

"SIMONTON RANCH" at NWC Highway 260 &
Finnie Flat Road formerly "The Homestead at
Camp Verde" approximately 360.97 acres.

Address: 7116 E. Laguna Azul Avenue

Mesa, AZ 85208

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.


Applicant's Signature

Manager/Agent

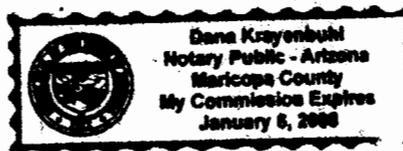
8-5-05
Date

Agent for: Verde River Properties, LLC & Camp Verde Homestead, LLC

State of Arizona
Town of Camp Verde

On this 5th day of August, 19 2005 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.



Dana Krayenbuhl
Notary Public

01/06/08
Date Commission Expires

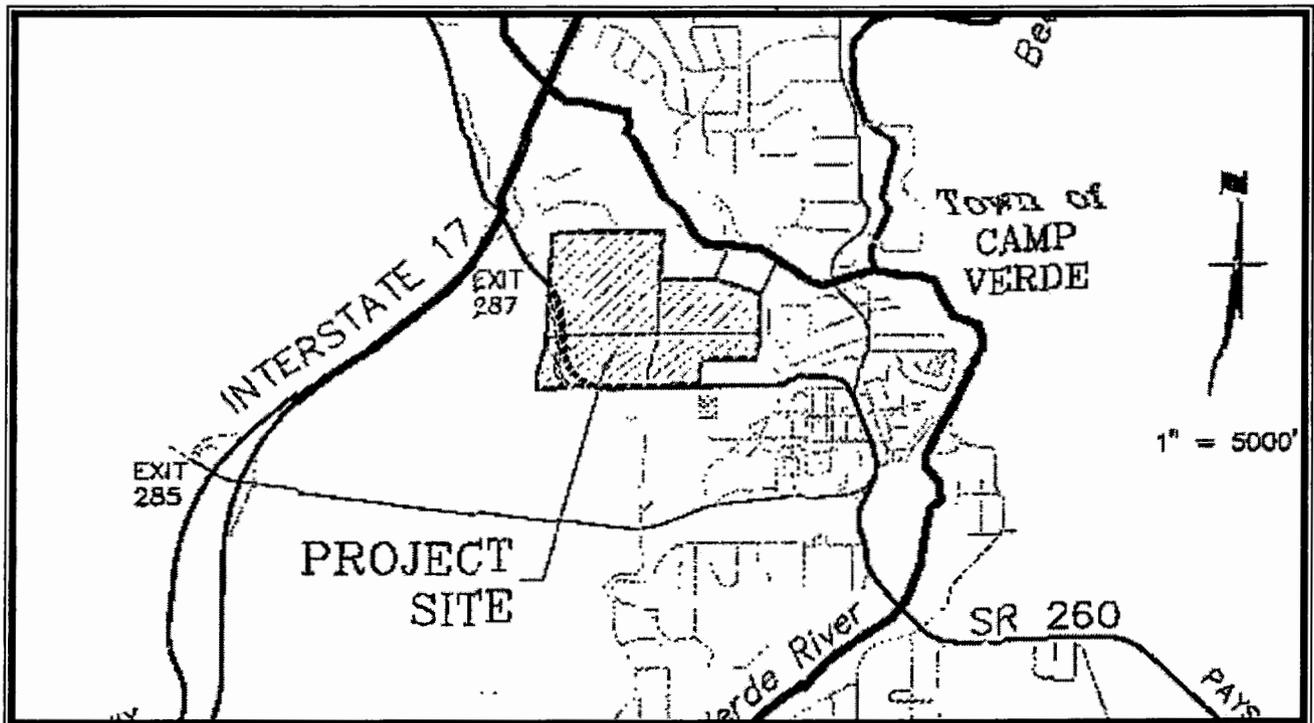
DIRECTIONS TO PROPERTY

ASSESSORS PARCEL NUMBER: ^{portions of} ~~403-23-010K, 403-23-010Z, 403-23-008U,~~
~~403-23-008V, 404-19-152L~~

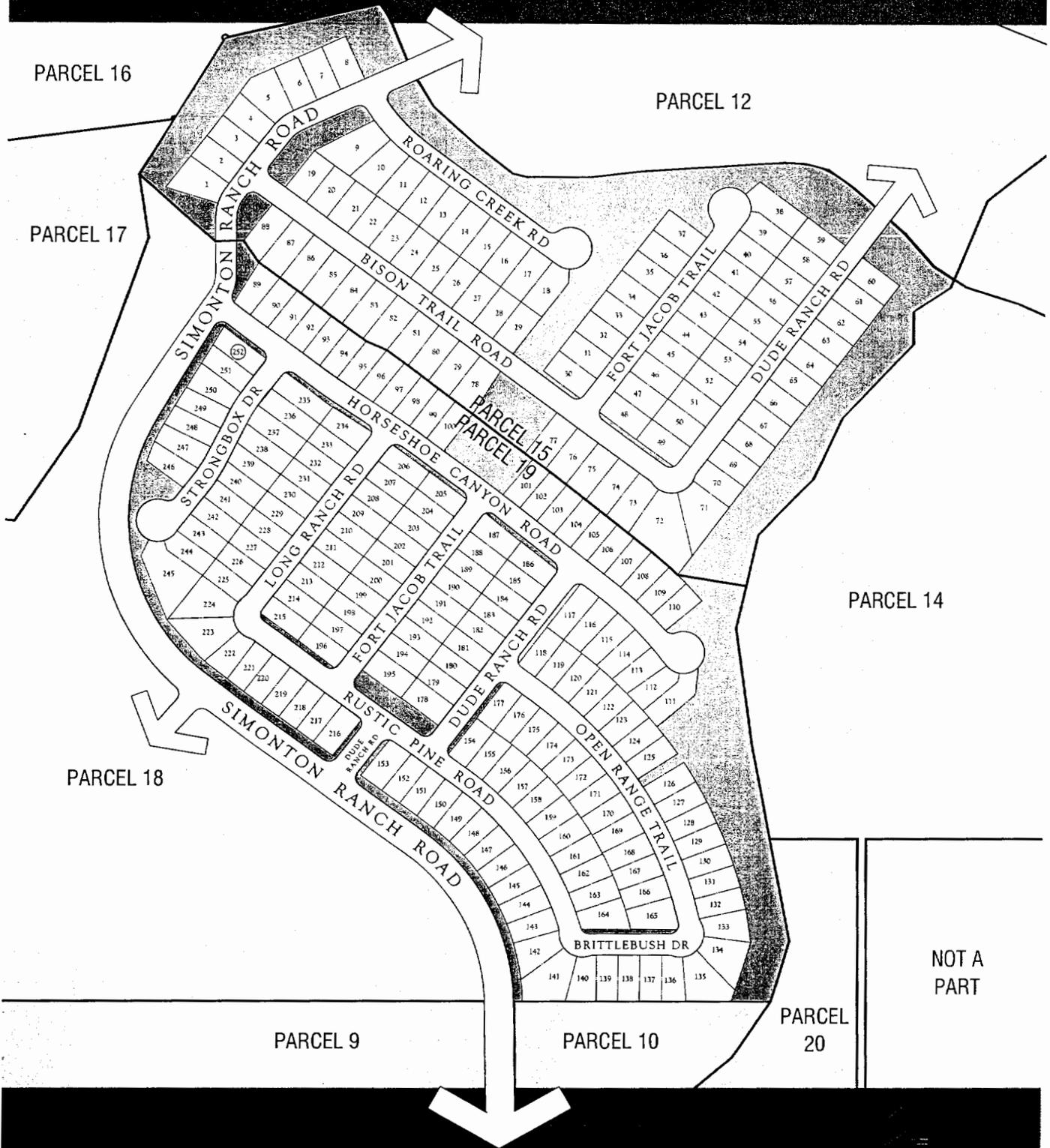
APPLICANTS NAME: Verde River Properties, LLC & Camp Verde Homestead,
LLC Contact: Scott Simonton 480-218-7575

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona (approximately 360.97 acres)

DIRECTIONS TO PROPERTY: see below



SILVERADO AT SIMONTON RANCH



NOT A
PART

Staff Report

Council

Meeting of: October 26, 2005

Title:

RESOLUTION 2005-660: A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-07 FOR THE PURPOSE OF DEVELOPING A COMMERCIAL SUBDIVISION ON PARCELS 404-02-024Q AND 404-02-024N CONSISTING OF APPROXIMATELY 21.48 ACRES AND 28 LOTS. THE LOCATION OF THE PROJECT IS OFF HOWARDS ROAD.

Description Of Item:

Preliminary Plat Application was filed by Robert Witt and Luke Sefton, agents for Sam Boyles, owner for a preliminary plat approval of parcel 404-02-023Q & N that subdivides the parcels into 28 lots with a minimum size of 20,000 square feet for commercial uses.

The property is located off of Howards Road and was rezoned to C3 in May of 2005. Part of the rezoning requires that the building height be limited to 30' within the southern most 8 acres and a screening plan must be approved by design review where the residential properties meet the commercial development.

The developer has submitted an Application of Exception requesting that the Right of Way be only 50' because the entrance into the subdivision is limited to 50 feet in width. Staff is recommending that if this exception is granted, the road base should be built to sustain heavy truck traffic with heavy loads.

The developer is planning on extending the Camp Verde Water Co. water line from Quarterhorse Lane to serve the subdivision.

Agency Review:

Staff held a project meeting on September 13, 2005 where seven agencies and the developer met to discuss outstanding issues.

Arizona Engineering: The Town Engineer, Arizona Engineering has done the preliminary review of the construction plans and the plat and staff has forwarded the comments to the project engineer. These comments will be addressed in the final plat submittal. These preliminary plans are available in the Community Development office for review during office hours.

Camp Verde Water Systems: Water for this project will be provided by CVWS. Main lines will need to be extended to the project to provide fire protection with fire hydrants. They are recommending approval of this request.

Yavapai County Flood Control: The site is not impacted by County regulated floodplain or by a drainage basin greater than 80 acres, and

thus will not be regulated by Yavapai County Flood Control District regulations. Therefore, Flood Control has no objection to this application.

Town of Camp Verde Streets Department: Their comments were directed to the preliminary construction plans and the project engineer will correct or address these issues before submittal of the Final Plat. The Streets Dept is requesting the submittal of the Geotec report to substantiate the construction of the roadways outlined in the construction plans.

Town of Camp Verde Community Development Director: This commercial development comprises about 21.5 acres and wants to create 28 lots of a minimum of 20,000 square feet. This property is zoned as C-3, but as noted above has some stipulations for the area at the rear of this development, which is next to residential zoning. The stipulation for screening and building height limitations was placed on this site to provide some additional assurance to preserve the residential nature of the neighborhood. These amenities should be stipulated as a part of this PP approval. Additionally, the PP is showing a park site in an industrial park and direction needs to be clear as to what the town is willing to accept with regard to the park.

Replies to the 300' Letters: Twenty one (21) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter as of 9-27-05.

Commission

Recommendation:

On October 6, 2003 the Planning and Zoning Commission held a public meeting and voted unanimously to recommend to Council approval of PP 2005-07 for a commercial subdivision of 21.48 acres into 28 lots with the stipulation that a screening plan be submitted with the final plat for review and approval by Council. There was no public input. The concerns that the Commission discussed were adequate roadway for large trucks and the difference between the original buffer plan submitted for the rezoning and what was shown on the preliminary plat. The project engineer explained that the difference evolved because of the topography of the site and input from the neighboring property owners. There was also discussion about who would maintain the trails within the subdivision and the small park.

Attachments:

Yes

Prepared by:

Nancy Buckel

RESOLUTION 2005-660

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-07 FOR THE PURPOSE OF DEVELOPING A COMMERCIAL SUBDIVISION ON PARCELS 404-02-024Q AND 404-02-024N CONSISTING OF APPROXIMATELY 21.48 ACRES AND 28 LOTS. THE LOCATION OF THE PROJECT IS OFF HOWARDS ROAD.

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Preliminary Plat 2005-07 was filed by Rob Witt, agent for Sam Boyles-Northeast Industries, Inc., owner, for parcels 404-02-024Q and 404-02-024N.
 - B. The request was reviewed by the Planning and Zoning Commission on October 6, 2005 and by the Common Council on October 26, 2005 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop a commercial subdivision.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2005-07 for the purpose of developing a subdivision with 28 lots on parcels 404-02-024Q, and -024N with the following exceptions:

1. Sidewalks will be constructed on only one side of the roadway and be 4' in width rather than constructed on both sides and 8' in width as required in the Town's Uniform Standard Specifications.
2. The Right of Way to be 50' in width because of the restriction of 50' to the entrance of the development by the easement.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON OCTOBER 26, 2005.

Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, ARIZONA ON OCTOBER 26, 2005.**

Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney

From the Desk of

Robert Witt

Camp Verde Realty
PO Box 1773
Camp Verde, AZ 86322
602-573-8500

08-11-05P03:35 RCVD

August 11, 2005

Town of Camp Verde
Planning Department

RE: Letter of Intent to construct the North East Industries Commercial Park

Dear Nancy,

Currently Camp Verde has very limited commercial land with infrastructure in place available. North East Industries Commercial Park is designed to provide the opportunity for companies similar to Northeast Industries to locate in Camp Verde.

Our intention is to plat the commercial subdivision, construct the roads, bring power and water to the front of the park and make provisions for its availability to the balance of the property when each lot is developed.

Thank you for your assistance in our pursuit of this goal.

Sincerely,



Robert Witt
Attorney in Fact for Northeast Industries.

CASE NO. 2005-35
PROJECT NO. PP05-01

APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. 404-02-023P&C PRESENT ZONING C3
SUBDIVISION Northeast Industries EXISTING USE OF PROPERTY vacant
Commercial Park
ADDRESS OF PROPERTY _____

REQUESTED WAIVER OR VARIANCE:

50' ROW

.....
JUSTIFICATION

The existing available land for ROW entering the subdivision is limited to 50 feet in width.

.....
I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

R. W. Witt
Signature of Applicant

8/22/05
Date

08/02/2005 15:27 928-567-5252

CAMP VERDE REALTY

PAGE 02/02

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(920) 567-5631

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 404-02-023P, C Date: 8/02/05
Owner: North East Industries
Address: 895 S Main St Camp Verde Az
Phone: (928) 201-7440

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Robert Witt, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to December 2005 or the application process is complete, whichever is later, or as may be earlier revoked in writing.

[Signature]
Robert Witt Owner(s)

State of ARIZONA
County of YAVAPAI, ss.

The foregoing special power of attorney for construction and zoning permit application, was acknowledged before me this 2 day of August, 2005, by Sam Boyles, who is/are personally known by me or have produced identification.

[Signature]
Bunny Helene Marks Notary Public

My Commission Expires:



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: PP 05-07 PARCEL NO.: 404-02-023C&P

DATE: _____ LEGAL DESCRIPTION: Metes&Bounds

NAME: Northeast Industries Commercial Park

ADDRESS: Howard's Road

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

R Witt 8/02/05
Applicant's Signature Date

Agent for: Northeast Industries

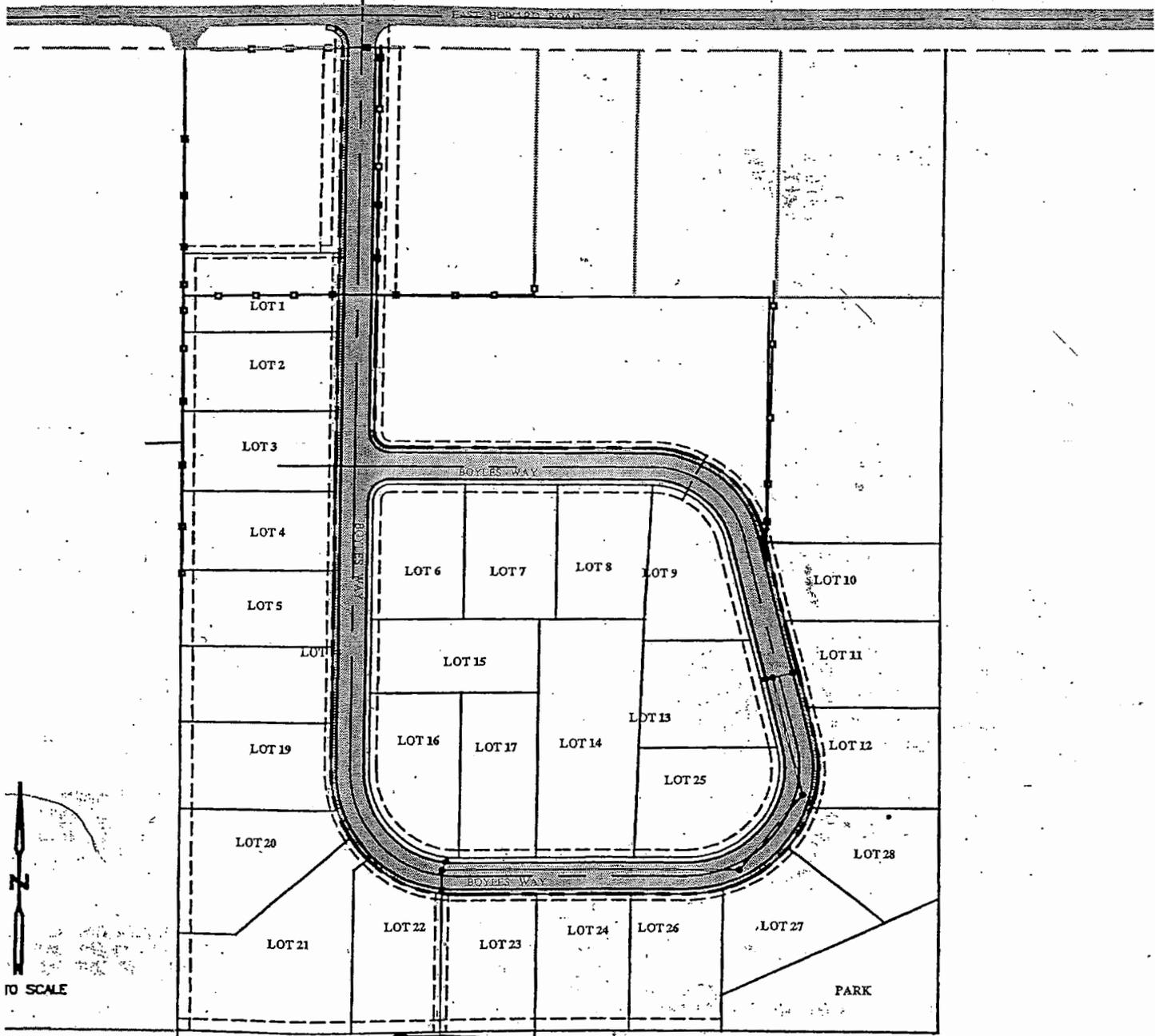
State of Arizona
Town of Camp Verde

On this 2nd day of August, 2005 before me, the undersigned Notary Public, personally appeared Rob Witt Who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.



Bunny Helene Marks
Notary Public
4-4-08
Date Commission Expires



SHEET INDEX

SHEET NO. _____ TITLE _____

Staff Report

Council

Meeting of:

October 26, 2005

Title:

RESOLUTION 2005-664: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2005-06 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCELS 403-21-010A, 403-21-010L, 403-21-200 AND A PORTION OF 403-21-012 FROM RURAL RESIDENTIAL TO HIGH DENSITY RESIDENTIAL AND OPEN SPACE. THIS AMENDMENT IS TO ACCOMMODATE A COMMERCIAL DEVELOPMENT AND TOWNHOMES.

**Description
Of Item:**

Application was filed by Dugan McDonald of Heritage Survey, agent for Mark & Terri Ewin, owners of parcels 403-21-010A, -010L, -200 and a portion of 403-21-012 requesting an approval of an amendment to the General Plan Land Use Map from Rural Residential (2 AC min) to High Density Residential (11 units an acre max) for the development.

The property is located off of state route 260 at Dickison Circle. The majority of parcel 403-21-012 has the Commercial Land Use designation because of its proximity to State Route 260. It is also within the Growth Area. This property is approximately 15.77 acres in size. This property has the ability to be served by Camp Verde Water Company and they are also within the Camp Verde Sanitary District and can be served by the sewer when the expansion of the line is complete.

North:	Rural Residential
South:	Rural Residential
East:	Rural Residential
West:	Commercial

This application for a General Plan amendment is considered a minor amendment according to the Town's guidelines. It does **not** create a significant change to the Circulation Element. The proposed development will **not** use more than 15 acre feet of potable water per year. This amendment is **not** contiguous to property previously amended through the minor amendment process. It is **not** 25 acres or greater in size. It does **not** contain any text change.

At the Commission meeting the developer handed out conceptual drawings of the planned project and it consisted of a restaurant, health spa, basketball, racquet ball and tennis courts, swimming pool and sauna, covered equestrian arena and stalls, pasture and 20 town homes.

Agency Review:

Agencies were given 60 days notice to respond and no comments were received from the agencies notified. Please see the comments in the staff report for the zoning map change concerning development of these parcels.

Town of Camp Verde Community Development Director: This request for a high density land use designation in the General Plan somewhat reflects the fact that this area was put into the growth area as well as much of the properties along SR260 in the General Plan. However, any high density uses should be able to accommodate both water and sewer services, since high density developments would have a high environmental demand on the land, water and other natural resources. Only the back 3/4s of this site will need to change as the property along SR260 already has a commercial land use designation, which the applicant wants to retain.

Replies to the 300' Letters: Eleven (11) letters were sent out concerning the General Plan Amendment and as of the writing of the staff report, no comments have been received.

**Commission
Recommendation:**

The Commission held a public hearing on October 13, 2005 and voted 4 -0 with Commissioner Bullard abstaining, to recommend approval of the GPAMD 2005-06 for 15.77 acres from Rural Residential to High Density Residential with the following stipulations:

1. Water and Sewer must be available before ground breaking on this development occurs.
2. If a circulation/frontage road is required for the improvement of State Route 260, an easement to be granted across the property for the construction of this roadway sometime in the future.
3. All the property within the 100 year floodway to be designated as Open Space as part of the General Plan Amendment.

During the Commission discussion there were many positive comments concerning the design of the project and the use of the property. They also discussed access to this property off of State Route 260. The other concerns were added to the list of stipulations in the motion for approval.

Attachments: Yes

Prepared by: Nancy Buckel



RESOLUTION 2005-664

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2005-06 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCELS 403-21-010A, 403-21-010L, 403-21-200 AND A PORTION OF 403-21-012 FROM RURAL RESIDENTIAL TO HIGH DENSITY RESIDENTIAL AND OPEN SPACE. THIS AMENDMENT IS TO ACCOMMODATE A COMMERCIAL DEVELOPMENT AND TOWNHOMES.

SITE LOCATION: Dickison Circle

WHEREAS, the Town of Camp Verde adopted its General Plan on December 1, 2004 through Resolution 2004-614 and ratified by voters on March 8, 2005, and

WHEREAS, public notice and agency contact concerning General Plan Amendment 2005-06 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2005-17 from R1-70 to C2, R2 and OS will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcels 403-21-010A, 403-21-010L, 403-21-200 AND A PORTION OF 403-21-012 from Rural Residential to HIGH DENSITY RESIDENTIAL AND OPEN SPACE.

Passed and adopted the 26th day of October 2005.

Tony Gioia, Mayor

Date

APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney



TOWN OF CAMP VERDE
Community Development Department
 P.O. Box 710 • 473 S. Main Street
 Camp Verde, AZ 86322
 (520) 567-8513 • Fax (520) 567-7401

Date Rec'd 8-12-05
 Case No. 2005-28
 Project No. GPA 05-06
 Fees 500.00
 Rec'd By B. Deum
 Application Fee \$500.00

08-12-05P03:05 RCVD

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Agent Owner

Applicant Name Jugan MacDonald
 Mailing Address 380 W. Grippen
 City/Town Camp Verde State Az. Zip 86322
 Phone 567-9170 / 567-9162 Fax 567-6351

PROPERTY INFORMATION

Physical Address Dickison Circle
 Parcel No. portion of 403-21-012 403-21-01DA, 01DL & 200 Legal Description Book 4026, Page 6
 Current Zoning RCU-2A, R1-70 & RL-70 Proposed Property Use R-2 High Density

OWNER INFORMATION

Owner Name Mark & Terri Ewin
 Mailing Address P.O. Box 3772 City Camp Verde
 State Az. Zip 86322 Phone 567-5553

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

General Plan Amendment to allow High Density
Zoning from rural residential

Please attach following:

1. A signed letter of intent containing a narrative describing the proposed amendment.
2. The property owners written authorization.
3. Graphic depiction of the proposed land use amendment.
4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and test, and benefits to the public.
6. Written analysis for the request, including but not limited to:
 - a. Detailed description of proposed amendment.
 - b. Impact on public infrastructure.
 - c. Relationship to other adopted planning documents.
 - d. Anticipated impact on area transportation (impact analysis).
 - e. Unique characteristics of the proposal, such as impacts on the environment or water resources.

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that he filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of Title 13, Arizona Revised Statutes.

[Signature]
 Applicant Signature

8-11-05
 Date

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

<http://www.ci.camp-verde.az.us>

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 403-21-012 Date: 8-9-05
Owner: Mark EWIN
Address: P.O. Box 3772
Phone: () 567-5553

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Dugan L. McDonald, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to Sept 30, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

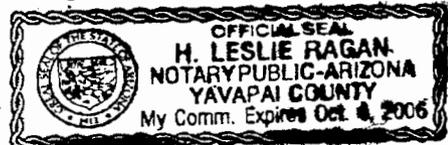
Mark Ewin
Mark Ewin, Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 11 day of August, 2005, by Mark & Terri Ewin, who is/are personally known by me or have produced identification.

H. Leslie Ragan, Notary Public

My Commission Expires: 10-4-2006



COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: GPA-0506

Parcel No. 403-21-200

Date: 8.9.05

Legal Description: BK 4026

Name: DUGAN Mc DONALD

Pg 6 Y.C.R.

Address: Easterly End of Dickison Circle

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

[Signature]
Applicant's Signature

8.9.05
Date

Agent for: Mark EWIN

State of Arizona
Town of Camp Verde

On this 11 day of August, 192005 before me, the undersigned Notary Public, personally appeared DUGAN Mc DONALD who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.



[Signature]
Notary Public

10 4 2008
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-21-2005

APPLICANT'S NAME Jugon Mc Donald

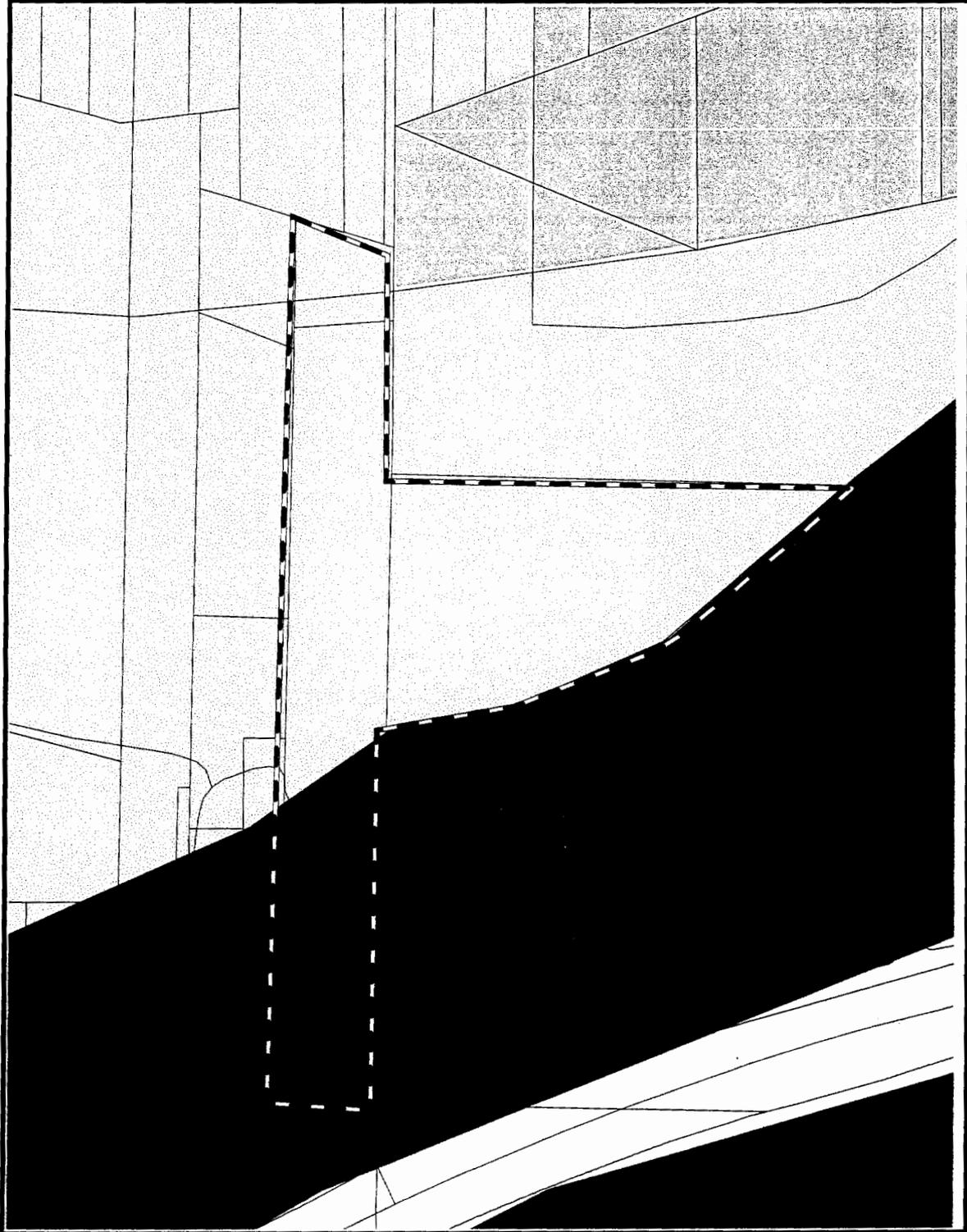
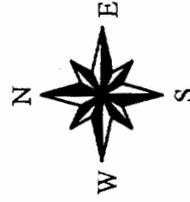
PROPERTY ADDRESS Dickison Circle

DIRECTIONS TO PROPERTY Property is located at
The Eastern End of Dickison Circle
Camp Verde Ave.

LAND USE MAP
FOR

Mark & Terri Ewin

- SUBJECT PARCELS**
- 3-05 parcels.shp
 - Special planning district.shp
 - Town Boundary
 - Regional roads
- ADOPTED 2004 LAND USE MAP**
- Agriculture > 5 Acres
 - Commercial
 - Industrial
 - Low Density - 1 AC Min
 - High Density - 11 Units AC Max
 - Medium Density - 1/4 AC Min
 - Mixed Use
 - Mixed Use - Com/Ind
 - National Forest
 - Natural Resource
 - Open Space
 - Public Facilities
 - Rural Residential - 2 AC Min
 - Yavapai-Apache Nation



Staff Report

Council Meeting of:

October 26, 2005

Title:

Ordinance 2005 A318: 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 403-21-010A, 403-21-010L, 403-21-200 AND 403-21-012 CONSISTING OF APPROXIMATELY 15.77 ACRES FROM R1-70 TO C2, R2 AND OS. THIS REZONING IS TO ALLOW FOR A COMMERCIAL DEVELOPMENT AND 20 TOWNHOMES.

Description Of Item:

Application has been filed by Dugan McDonald of Heritage Survey, agent for Mark and Terri Ewin, owners of parcels 403-21-010A, -010L and -200 requesting a zoning map change from R1-70 to R2 and for the West 650' portion of parcel 403-21-012 from R1-70 to C2.

This property is located on the east side of State Route 260 and accessed by Dickison Circle. On the east side of the property is the Verde River. On the West side across the State Route 260 is the Gateway Commercial Subdivision. To the South is the undeveloped subdivision of Rio Verde Vistas and to the north are rural residential properties separated by a wash.

See the map for the surrounding zoning.

The General Plan shows this area as Commercial at the front and Rural Residential at the rear. A General Plan Land Use Application has been submitted and must be approved before this rezoning can be approved. The General Plan amendment is to change from Rural Residential to High Density Residential. If this amendment is approved, then the rezoning will be in compliance with the General Plan. This property is in the growth area.

The conceptual plan submitted by the agent shows the developer is proposing a restaurant and health spa on the commercial property, twenty townhomes on the high density portion and an equestrian center in the lower open space near the river. During the discussion with the Commission the developer agreed to zone the area of land within the 100 year Floodway to Open Space and only use it for equestrian events.

Agency Review:

Seven letters requesting responses were sent out to agencies and as of this writing, staff has received the following comments.

Camp Verde Fire District: (This note will be attached to all rezonings) According to Resolution 2002-530, this property must annex into the Camp Verde Fire District at the time of rezoning.

Yavapai County Flood Control: This project is impacted by a FEMA and Yavapai County regulated floodplain/floodway and will require that all FEMA and Yavapai County Flood Control District regulations be followed during future development. The District will support the Town's decision as to the approval or denial of this requested Zoning Map Change.

Camp Verde Streets Dept: This property has no impact upon Town roads; therefore, they have no comments at this time.

Yavapai County Environmental Services: No comment at this time because there was no submittal of a plot plan. For parcels located in the floodway there may be special requirements for any septic system design.

Town of Camp Verde Community Development Director: This ZMC request from R1-70 to C2 (approximately the front ¼ piece along SR260) and R2 allows for the development of high density residential consisting of 20 townhomes. Any high density development will impact the environment, but could be mitigated with water and sewer utility services being provided. The water is available to this site and this area is within the sanitary district's service boundary.

Replies to the 300' Letters: 11 letters were sent out and, as of the writing of the staff report, staff has received no letters in opposition or of support of this project.

Commission

Recommendation: The Commission held a public hearing on this application on October 13, 2005 where they voted to recommend approval to the Council for Zoning Map Change 2005-18 from R1-70 to C2, R2, and OS for 15.77 acres owned by Mark & Terri Ewin for Commercial & High Density development. During the Commission discussion they discussed with the applicant whether the townhomes would be rented, time-shares or individually owned. At this time they indicated that they would be individually owned. They also discussed access off of State Route 260.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A318

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 403-21-010A, 403-21-010L, 403-21-200 AND 403-21-012 CONSISTING OF APPROXIMATELY 15.77 ACRES FROM R1-70 TO C2, R2 AND OS. THIS REZONING IS TO ALLOW FOR A COMMERCIAL DEVELOPMENT AND 20 TOWNHOMES.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2005-17** was filed by Dugan McDonald, agent for Mark and Terri Ewin owners, for the purpose of rezoning the parcels **403-21-010A, 403-21-010L, 403-21-200 AND 403-21-012** from R1-70 to C2, R2 and OS. The legal descriptions are attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **October 13, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **October 26, 2005**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The property has been reclassified on the Town's General Plan Land Use Map as Commercial, High Density Residential and Open Space by Resolution 2005-660; therefore, the proposed zoning map change is

consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

- II. **Zoning Map Change 2005-17** is approved, based upon the following findings:
- A. This development to be subject to final site plan review approval by Design Review.
 - B. All land within the 100 year floodway to be maintained as Open Space.
 - C. A circulation roadway easement to be granted, if required for State Route 260 improvements.
 - D. No Development to take place until water and sewer are available.

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of October 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

All that portion of the Northwest quarter of the Southwest quarter of Section 24, Township 14 North, Range 4 East of the Gls and Salt River Base and Meridian, described as follows:

Beginning for reference at the West quarter corner of Section 24, Township 14 North, Range 4 East of the Gls and Salt River Base and Meridian;

Thence South 86°40' East, 818.66 feet to the POINT OF BEGINNING;

Thence continuing South 86°44' East, 507.53 feet;

Thence South 1°37' West, 846.97 feet;

Thence North 48°28' West 499.0 feet;

Thence North 25°36' West, 303.3 feet;

Thence North 7°46' West, 223.9 feet to the POINT OF BEGINNING.

CASE NO. 2005-28

PROJECT NO. ZMC 05-17

06-15-05P03:45 RCVD

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401
CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE JUNE 15, 2005 TAKEN BY B. Quinn
 ASSESSOR'S PARCEL NO. 403-21-012; 200, 010A, 010L FEES 500⁰⁰
 PRESENT ZONING R1-70, R1L-70, RCU-2A HEARING DATE August 4, 2005
 SUBDIVISION N/A August 24, 2005
 ADDRESS OF PROPERTY Dickinson Circle

REQUEST:
Zoning Change For The West 650' Feet of Parcel #
403-21-012 From R1-70 To C-2, The remaining Area
of The 4 Subject Property Zoning Change From R1-70
To R-2

OWNER MARK, TERRI EWIN PHONE 567-5553 FAX _____
 ADDRESS PO Box 3772 CITY Camp Verde STATE Az. ZIP 86322
 CONTACT PERSON Mark EWIN

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize
Dugan McDonald to act as my agent in the application.
 Name of Agent _____
 Signature of Owner [Signature] Date _____

 AGENT Dugan McDonald PHONE 567-9170 FAX 567-6351
 ADDRESS 738 S. Parks Dr. CITY Camp Verde STATE Az. ZIP 86322
 CONTACT PERSON Dugan McDonald

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.
 Signature of Applicant [Signature] Date 6.15.05

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 403-21-012, 200, 010A, 010 Date: 6-15-05
Owner: Mark Ewin
Address: P.O. Box 3772 Camp Verde, AZ 86322
Phone: () 520-5553

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Dugan L. McDonald, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to _____, 200____, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Mark Ewin

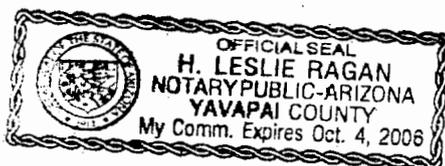
_____, Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 15 day of June, 2005, by Mark Ewin, who is/are personally known by me or have produced identification.

H. Leslie Ragan, Notary Public

My Commission Expires: 10 4 2006



TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-17

Parcel No. 403-21-012, 200, 010A, 010B

Date: 6-15-05

Legal Description: BK 346, Pg. 20

Name: EWIN

Records at The Yavapai County

Address: PO Box 3772 Camp Verde, AZ 86322

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

[Signature]
Applicant's Signature

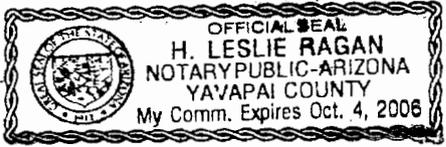
JUNE 15, 2005
Date

Agent for: MARK & TERRI EWING

State of Arizona
Town of Camp Verde

On this 15 day of June, 2005, before me, the undersigned Notary Public, personally appeared Dusan L McDonald who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.



[Signature]
Notary Public

10 4 2006
Date Commission Expires

DIRECTIONS TO PROPERTY

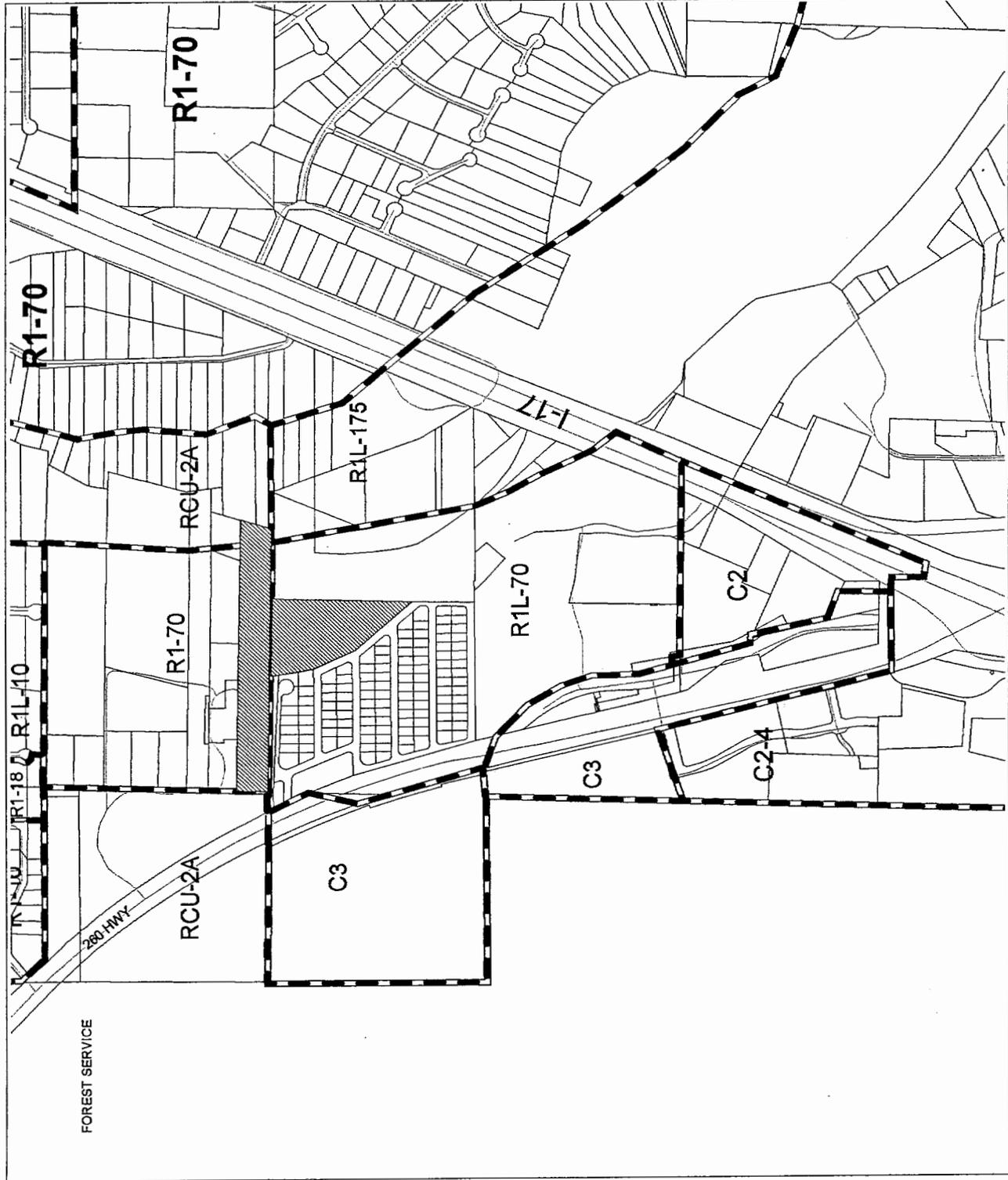
ASSESSOR'S PARCEL NUMBER 403-21-010A, 010L, 012, 200

APPLICANT'S NAME Jugan Mc Donald

PROPERTY ADDRESS Dickinson Circle

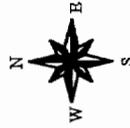
DIRECTIONS TO PROPERTY Property is located East of
The Inter. of Hwy 260 & Dickinson Circle;
Between Hwy 260 and The Verde River

FOREST SERVICE



ZONING MAP FOR
MARK & TERRI EWIN
APPLICATION

SUBJECT PARCELS



Zoning Districts
 6-25-05 clipped parcels.shp
 Regional roads clipped.shp

0.5 Miles

0

0.5



REZONING EXHIBIT DRAWING

403-21-012, 403-21-010A, 403-21-010L & 403-21-200
 A Portion of the Southwest 1/4 of the Northwest 1/4 & Government Lot 7, Section 24, T14N, R4E,
 Gila & Salt River Base & Meridian, Yavapai County, Arizona

COMMERCIAL ZONING

DOUG'S PARK ROAD
 DKT 2041, PG 413-445,
 YAVAPAI COUNTY RECORDER,
 INGRESS/EGRESS BASEMENT
 15' WIDE DIRT ROAD

DIVISION LINE BETWEEN
 PROPOSED COMMERCIAL
 & RESIDENTIAL PROPERTY
 AS SHOWN ON THE
 GENERAL PLAN.

WEST BANK OF
 VERDE RIVER

EAST BANK OF
 VERDE RIVER

NOTE:
 THIS PROPERTY HAS A NATURAL BOUNDARY (THE VERDE RIVER)
 SUBJECT TO CHANGE AT THE WHIM OF NATURE

403-21-010D

PARCEL "A"
 ± 1.63 ACRES

PARCEL "B"
 ± 1.61 ACRES

403-21-012
 BOOK 346, PAGE 20
 ± 3.82 ACRES

PARCEL "C"
 ± 4.45 ACRES

± 3.06 ACRES

± 1.79 ACRES

RIO VERDE VISTA
 BOOK 12 OF MAPS & PLATS, PAGE 96
 THIS SUBDIVISION CONTAINS
 119 ± 8.14 ACRE LOTS

403-21-021E

403-21-200
 ± 6.33 ACRES
 BOOK 4026, PAGE 6

-  CURRENTLY ZONED R1-70
REZONING TO C-2
-  CURRENTLY ZONED R1-70
REZONING TO R2
-  CURRENTLY ZONED R1L-70
REZONING TO R2
-  CURRENTLY ZONED RCU 2-A
REZONING TO R2

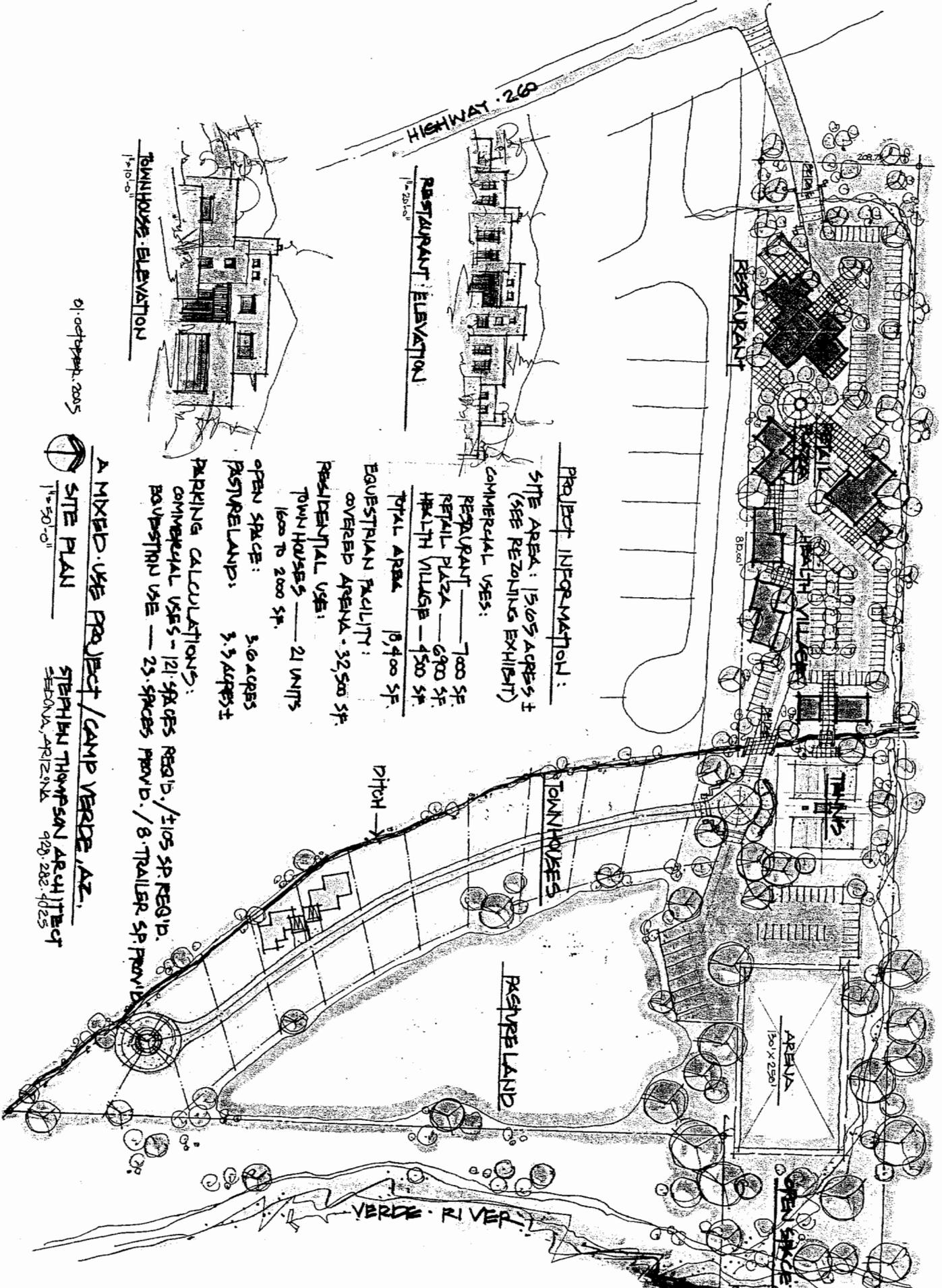
- ▲ INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" X 3/4" MARK WITH PLASTIC CAP STAMPED 13 52629
- INDICATES FOUND 1/2" X 3/4" MARK WITH PLASTIC CAP STAMPED 13 52629
- INDICATES CALCULATED VERDE RIVER LOCATION AS OF MARCH 1996
- (R) INDICATES RECORD DIMENSION FOUND IN BOOK 4026, PAGE 6, THE RECORD OF MAPS/PLATS, YAVAPAI COUNTY, ARIZONA



JOB #09-0614LS

HERITAGE
 LAND SURVEYING & MAPPING INC.
 DEWAY L. McPHERSON R.L.S.
 190 BOX 3770
 CAMP WOOD, ARIZONA
 928-287-0170

403-21-010E



PROJECT INFORMATION:

SITE AREA: 1505 ACRES ±
(SEE REZONING EXHIBIT)

COMMERCIAL USES:

- RESTAURANT — 7000 SF.
- RETAIL PLAZA — 6900 SF.
- HEALTH VILLAGES — 4500 SF.

TOTAL AREA 18,400 SF.

EQUESTRIAN FACILITY:

COVERED ARENA - 32,500 SF.

RESIDENTIAL USES:

TOWN HOUSES — 21 UNITS
1600 TO 2000 SF.

OPEN SPACE: 3.6 ACRES

PASTURELAND: 3.3 ACRES ±

PARKING CALCULATIONS:

COMMERCIAL USES - 121 SPACES REQ'D. / 105 SP. PROVIDED.
BOULEVARD USE — 23 SPACES PROVIDED. / 8 TRAILER SP. PROVIDED.

A MIXED-USE PROJECT / CAMP VERDE, AZ.

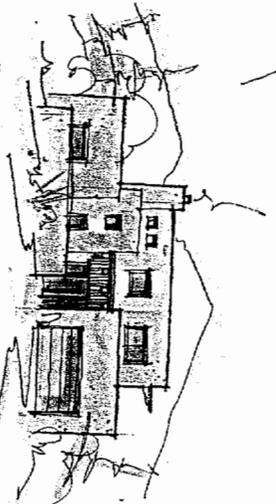


SITE PLAN
1" = 50' - 0"

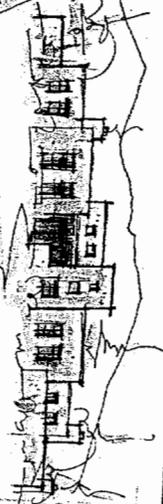
STEPHEN THOMPSON ARCHITECT
SEEDONA, ARIZONA 920.282.4025

01 OCTOBER 2005

TOWNHOUSE ELEVATION
1/4" = 1' - 0"



RESTAURANT ELEVATION
1/4" = 1' - 0"



STAFF REPORT

Council

Work Session: October 26, 2005

Title: **Ordinance 2005 A317:** AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, PERTAINING TO THE NATIONAL FLOOD INSURANCE PROGRAM, ADOPTING BY REFERENCE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS, AND FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES.

Description: As a result of a meeting with FEMA, ADWR, Yavapai County Flood Control and staff, it was noted that our current resolution assigning Yavapai County Flood Control as the Manager of the Town of Camp Verde's Floodplain is not in compliance with current federal guidelines.

Staff has received a template from Arizona Department of Water Resources to construct the attached ordinance with recommended language so as to have any future amendments to the Yavapai County Floodplain Management Regulations or Flood Insurance Rate Maps made by Yavapai County, or FEMA to be automatically adopted.

It is recommended that Council adopt this ordinance at this time with the current documents and dates listed even though the County is in the process of updating their regulations and new FEMA maps will be coming out shortly because we are not in compliance with our current resolution 88-42 and will be receiving notice of non-compliance shortly.

Attachments: Yes

Prepared by: Nancy Buckel



**TOWN OF CAMP VERDE, ARIZONA
ORDINANCE NO. 2005-A317**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, PERTAINING TO THE NATIONAL FLOOD INSURANCE PROGRAM, ADOPTING BY REFERENCE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS, AND FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES.

WHEREAS, the Town of Camp Verde, Arizona joined the National Flood Insurance Program (NFIP) as a separate community on **December 30, 1988**; and,

WHEREAS, the Town of Camp Verde under the National Flood Insurance Program is the entity responsible for floodplain administration within the City/Town; and,

WHEREAS, the continued participation in the National Flood Insurance Program is in the best interest of the citizens of the Town of Camp Verde and,

WHEREAS, the Federal Emergency Management Agency published a Flood Insurance Study and Flood Insurance Rate Map for Yavapai County and incorporated areas on **June 6, 2001**; and,

WHEREAS, each community that participates in the National Flood Insurance Program is required to adopt floodplain management regulations consistent with Federal criteria; and,

WHEREAS, the Town of Camp Verde, has previously delegated the responsibility of floodplain management to the Flood Control District of Yavapai County as provided for in ARS 48-3610; and,

WHEREAS, the Flood Control District of Yavapai County has adopted Floodplain Regulations that meet the requirements of the National Flood Insurance Program; and

WHEREAS, those certain documents entitled "Flood Insurance Study for Yavapai County, Arizona and Incorporated Areas dated **June 6, 2001**" and "Flood Insurance Rate Maps dated, **June 6, 2001**" and "Flood Damage Prevention Ordinance for Yavapai County **March 19, 2001**" are hereby designated as public records.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Camp Verde, Arizona, as follows:

Section 1. The Town of Camp Verde **Engineer** is appointed/designated as the Floodplain Manager for the City/Town and will serve as the community point of contact on National Flood Insurance Program issues for County, State and Federal officials.

Section 2. Those public records entitled “Flood Insurance Study for Yavapai County, Arizona, and Incorporated Areas dated **JUNE 6, 2001**” and “Flood Insurance Rate Maps dated **JUNE 6, 2001**” and all subsequent amendments and/or revisions, three copies of which shall be kept on file in the office of the City/Town Clerk, are hereby adopted and declared part of this ordinance by reference, as the basis for establishing the special flood hazard areas for floodplain management in the Town of Camp Verde. The special flood hazard areas documented in the Flood Insurance Study and Flood Insurance Rate Maps are the minimum area of applicability of the floodplain management regulations and may be supplemented by studies for other areas as allowed in the regulations.

Section 3. That public record in the Flood Damage Prevention Ordinance for **Yavapai County MARCH 19, 2001**, three copies of which shall be kept on file in the office of the City/Town Clerk, is hereby adopted as the legal basis for implementing floodplain management in this community.

Section 4. Repeal of conflicting ordinances. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Severability. If any portion of this ordinance is determined by a court of competent jurisdiction to be invalid, all remaining portions of this ordinance shall remain in full force and effect.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, this 26th day of **October, 2005**.

APPROVED:

Tony Gioia, Mayor

Date: _____

ATTESTED:

Deborah Barber, Town Clerk

RESOLUTION 88-42

A RESOLUTION OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AGREEING TO ASSIST IN THE MANAGEMENT OF FLOODPLAIN ACTIVITIES TO REDUCE FUTURE FLOOD LOSSES PURSUANT TO THE NATIONAL FLOOD INSURANCE ACT OF 1968 AND TITLE 48 OF THE ARIZONA REVISED STATUTES AND AMENDMENTS THERETO; AND DECLARING AN EMERGENCY

WHEREAS, certain areas of the Town of Camp Verde are subject to periodic flooding from streams and rivers causing serious damage to properties within these areas;

WHEREAS, it is the intent of this Council to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards; and

WHEREAS relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, the Board of Directors of the Yavapai County Flood Control District has the legal authority to adopt and enforce land use and control measures to reduce future flood losses pursuant to 48-3609, Arizona Revised Statutes and amendments and supplements thereto;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE AS FOLLOWS;

SECTION 1. The Town of Camp Verde will implement and maintain in full force and effect, procedures to ensure that all requests for permits for floodplain development will be promptly forwarded to the Flood Control District of Yavapai County and that no permits will be issued by any agent of the Town of Camp Verde until a valid floodplain use permit is obtained from Yavapai County by the applicant; and

SECTION 2. The Town will refer all floodplain use permits to the Yavapai County Flood Control District for review. The Town will not be required to do any hydrology or engineering to determine flood plain requirements. Each time a building permit is requested the Town will require the applicant to obtain a permit from the County, and, if the property is in the floodplain, to abide by all County requirements.

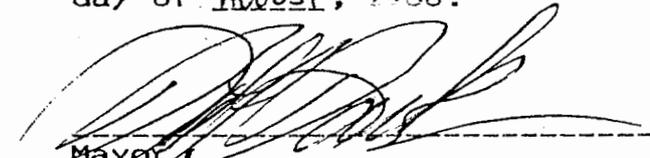
RESOLUTION 88-42
PAGE 2

SECTION 3. That the Town Council agrees to take such other official action as may be reasonably necessary to carry out the objectives of the program.

SECTION 4. This resolution is not an election by the Town under ARS 48-3610.A to assume any of the powers and duties of floodplain management now performed by Yavapai County.

SECTION 5. WHEREAS, the immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety of the Town, an emergency is hereby declared to exist, and this Resolution shall be in full force and effect from and after its passage, adoption and approval by the Mayor and Common Council of the Town, and it is hereby exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED, ADOPTED AND APPROVED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 24th day of AUGUST, 1988.



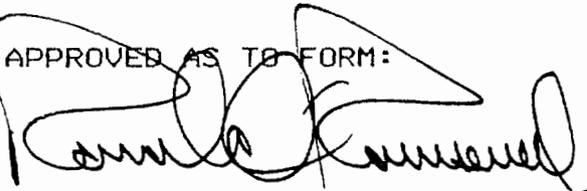
Mayor

ATTEST:

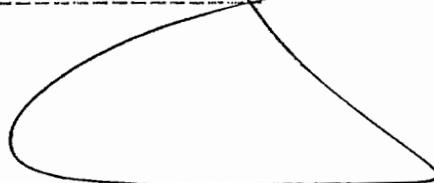


Town Clerk

APPROVED AS TO FORM:



Town Attorney



**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY OCTOBER 6, 2005
6:30 PM**

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Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motion 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**
Chairperson Foreman, Vice Chairperson Witt, Commissioners Hisrich, Bullard, Womack, Morris, and Parry were present.

Also Present: Community Development Director Will Wright, Sr. Planner Nancy Buckel, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Commissioner Witt.

4. **Election of Chair and Vice-Chair**
On a motion by Womack, seconded by Witt, the Commission voted 6-1 to re-elect Robert Foreman as Chairperson; with Foreman abstaining.

On a motion by Bullard, seconded by Womack, the Commission voted 6-1 to re-elect Rob Witt as Vice Chairperson, with Witt abstaining.

With no discussion, the Commissioners proceeded to make nominations and vote to re-elect the Robert Foreman and Rob Witt as Chairperson and Vice Chairperson, respectively.

5. **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 Commission so requests.
 - a. **Approval of Minutes:**
September 1, 2005 – Special Session
 - b. **Set Next Meeting, Date and Time:**
October 13, 2005 – Regular Session – 6:30 p.m.
 - c. **Approval of Quarterly Report:**
July – September 2005On a motion by Witt, seconded by Womack, the Consent Agenda was unanimously approved as presented.

6. **Call to the Public for Items not on the Agenda**
There was no public input.

7. **Public hearing, discussion, and possible recommendation to Council on PP 2005-07:** An application submitted by Rob Witt, agent for Sam Boyles-Northeast Industries, Inc., owner of parcels 404-02-023C and 023P requesting preliminary plat approval for the Northeast Industries Commerce Park a proposed commercial subdivision consisting of approximately 21.48 acres and 28 lots. This

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property is zoned C3 and is located off of Howard's Rd.

On a motion by Womack, seconded by Morris, the Commission unanimously recommended Council approval of PP2005-07, an application submitted by Rob Witt, agent for Sam Boyles-Northeast Industries, Inc., owner of parcels 404-02-023C and 023P requesting preliminary plat approval for the Northeast Industries Commerce Park a proposed commercial subdivision consisting of approximately 21.48 acres and 28 lots, with the stipulation that approval of this Preliminary Plat is subject to the approval of a detailed screening plan to be submitted with the Final Plat to Council.

Prior to hearing this item, Rob Witt recused himself on the basis of conflict of interest.

STAFF'S PRESENTATION

Director Wright said that the project has been a long work in progress, and is an important one for the Town of Camp Verde to establish a better job base. A slide of the plan was projected onto a screen to illustrate the planned commercial development of the 28 lots on the parcel off of Howards Road. Prior concerns of the nearby Diamond Creek neighborhood about the rezoning have been addressed by several stipulations. The planned sizes of the lots meets the density requirements. Wright reviewed the past history of the lots along Howards Road and problems with lot splits and conflicting zoning, and pointed out that the subject commercial development plans include screening provisions as a buffer between the residential properties and the commercial park. The development has been approved by both Planning & Zoning and the Council. Wright also addressed the agency reviews and the infrastructure plans.

PUBLIC HEARING OPEN

Applicant's Statement

Luke Sefton, engineer for the project, described steps that have been taken to obtain agreement from property owners in the Diamond Creek neighborhood by plans that will reduce some of the impact of drainage on their properties. Mr. Sefton also addressed roadways and utility easements, and pointed out a 16-foot wide buffer on the west side of the development for a pedestrian pathway, as well as pathways on the south side and between two other lots, and a six-foot sidewalk along the outside of the roadway from Howards Road.

COMMENT FROM OTHER PERSONS

There was no public input.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The Commission discussed the planned roadways and concern about adequate space for large commercial vehicles coming in and out of the park; Mr. Sefton described the details of how that concern had been addressed satisfactorily. The difference between the buffering originally planned and now shown differently on the Preliminary Plat was also discussed with Mr. Sefton who explained that the changes were felt to be improvements that evolved because of the topography of

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the land plus the input from the meeting with the property owners. It was suggested that Mr. Sefton should include the planned screenage when the development is presented to Council for approval, that it meets with the approval of the neighboring homeowners association, and complies with the Town Code.

STAFF COMMENTS

Director Wright had no further comments, other than approving the suggestion to meet with the property owners to get their input, and some concern about a planned park in the development and how that might involve the Town. That led to a brief discussion with the Commission regarding the planned trails and their maintenance.

Following the hearing on Item 7 Rob Witt then resumed his seat of office.

- 8. Public hearing, discussion, and possible recommendation to Council on PP 2005-08:** An application submitted by Scott Simonton-Verde River Properties, LLC, owner of parcel 403-23-010Z requesting preliminary plat approval for the HOMESTEAD at Simonton Ranch subdivision consisting of a 36.2 acre portion of the property with 52 lots. This property is currently zoned R1L 18 and is located at the northeast corner of Highway 260 and Finnie Flat Road.
- On a motion by Witt, seconded by Womack, the Commission unanimously recommended Council approval of PP 2005-08, an application submitted by Scott Simonton-Verde River Properties, LLC, owner of parcel 403-23-010Z requesting preliminary plat approval for the HOMESTEAD at Simonton Ranch subdivision consisting of a 36.2 acre portion of the property with 52 lots.**

STAFF'S PRESENTATION

Director Wright introduced the item as the first phase of the Simonton Ranch development, 36 acres with 52 lots, to be called "The Homestead." Wright described the roadways and sidewalks that had been granted exceptions, some of which were based on the existing soil issues. Both the Water Company and the Sanitary District have committed to serving the development. The neighborhood, in terms of the size of the lots, generally half-acre, will be similar to those in Fort River Caves. The development promises to be an important and beautiful addition to the community, and Wright said it is exciting to see The Homestead commenced. Wright pointed out some concerns of Flood Control and the impact of Faulkner Wash on some of the lots.

PUBLIC HEARING OPEN

Applicant's Statement

Thomas Wright, the engineer for the site, said that Director Wright had done a thorough job in his presentation and invited questions from the Commission. He was asked to just precede that with an overview of the subdivision, and he confirmed the number and sizes of the planned lots. Mr. Wright added that the feel of the subdivision was to be rural in nature, and also described the proposed roads and sidewalks and details of the flood control measures planned.

COMMENT FROM OTHER PERSONS

Charlotte Salsman commented on her understanding that a four-foot pathway is planned around the subdivision and confirmed with the applicant that it was going to be blacktopped. She also questioned whether there would be trails next to the

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washes, and briefly discussed with the applicant an objection to allowing use by ATV's. Ms. Salsman reiterated the desire of the community to continue the interconnecting of pathways between neighborhoods. There was also discussion with the Commissioners regarding their understanding that trails have been addressed throughout the entire project.

There was no other public input.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The discussion commenced with comment that trails have been addressed all along, that they are a very important part of the General Plan, and have been included in the development along the washes. In response to a request, the engineer discussed with the Commission and described more fully the steps planned to mitigate any flooding impact. Connectivity between the subdivisions for pedestrian traffic was also discussed and confirmed by Engineer Wright, although any decision to cross a wash would be up to the pedestrian. Possible direct access to shopping, in particular Basha's, was also discussed, including the pros and cons of such an accommodation. The system of determining street names was explained by staff. Mr. Simonton then explained the location of an existing pathway and/or an existing bridge that could provide access to the shopping facilities and Basha's and would not interfere with the homes. Mr. Simonton confirmed that the engineer would consider such pathways and access provisions in some of the other residential areas being planned. Mr. Simonton also pointed out that pathways are planned along all the washes, and that the Town has indicated interest in acquiring as much as 60 acres on the other side of Woods Ditch that would provide almost a half mile of frontage along the river and use of the Forest Service property that would a regional park; there will be further discussions with staff on that issue. As for the Town assuming ownership of trail systems and responsibility for maintenance as recommended by P&Z, Mr. Simonton said that the question has not yet been resolved.

STAFF COMMENTS

Director Wright referred to the color copies of maps that had been distributed to the members, saying that they can be reviewed in connection with the next item to be heard, and confirmed that the issue of ongoing maintenance and responsibility for the trails will still need to be discussed. The stipulations of the PAD meet or exceed the standards of the Town. Sr. Planner Buckel pointed out that only half of the property for the road shown on the map is owned by the developer; the adjacent property owner has agreed to dedicate the other half so that the full road will be built all this time and dedicated to the Town. When that adjacent property is developed that owner will be required to include a sidewalk on that side of the road.

9. **Public hearing, discussion, and possible recommendation to Council on PP 2005-09:** An application submitted by Scott Simonton-Verde River Properties, LLC; Camp Verde Homestead, LLC, owner of parcels 403-23-010Z and 403-23-008U requesting preliminary plat approval for the SIVERADO at Simonton Ranch subdivision consisting of a 62.9 acre portion of the property with 252 lots. This

property is currently zoned R1L-5, and is located at the northeast corner of Highway 260 and Finnie Flat Road.

On a motion by Womack, seconded by Witt, the Commission unanimously recommended Council approval of PP 2005-09, an application submitted by Scott Simonton-Verde River Properties, LLC; Camp Verde Homestead, LLC, owner of parcels 403-23-010Z and 403-23-008U requesting preliminary plat approval for the SIVERADO at Simonton Ranch subdivision consisting of a 62.9 acre portion of the property with 252 lots.

STAFF'S PRESENTATION

Director Wright said that Parcels 15 and 19 on the colored map that had been provided the members are the subject parcels and comprise about 65 acres. The Faulkner Wash separates this development, to be known as the "Silverado," from the preceding one. There will be only one access in and out of the area because of the way the washes are situated, with no crossing over the washes pursuant to Federal requirements and limitations. The lots will be smaller, but with an upscale design. Wright briefly touched on the planned roadways, sidewalks, clubhouse and other amenities in addition to open space. It is estimated that the 252 lots will be the largest subdivision the Town has had to date. This subdivision has been sold by Mr. Simonton to Haven Homes, developers from the Valley. The Trails Committee has submitted its recommendation which the developer will work with, and there has been input from Flood Control requiring certain mitigation measures for those lots next to washes.

PUBLIC HEARING OPEN

Applicant's Statement

Alan Willis, of Haven Homes in Gilbert Arizona, said that they look forward to working with the property and described the lot sizes and units being planned, and pointed out the initial marketing site and the clubhouse, tennis and basketball courts. Mr. Willis described the planned design and construction details of the homes and setbacks, stressing building an upscale product. He agreed that the liability issue in connection with the trails will need to be addressed.

COMMENT FROM OTHER PERSONS

There was no public input.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

In response to a question regarding the timing of construction of the one road going into the development, Mr. Simonton explained that it is his intent to do some improvements to his remaining parcels jointly with the planned subdivisions, but much of it will depend on getting the engineering done; however, it is his intention to go forward as quickly as possible. The members briefly discussed with Mr. Willis the planned park, tot lot, playground equipment, ramada and clubhouse for the subdivision.

STAFF COMMENTS

Director Wright suggested that most everything has already been covered.

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

There was no public input.

11. Commission Informational Reports:

Commissioner Morris said that he had attended the Arizona Planning Conference, and highly encouraged those who have not done so to attend the conference in Mesa next year; it is very helpful and informative for what the Commissioners do.

12. Staff Report

Director Wright reminded the members about the Commission and Board training coming up in December, and requested a response from those planning to attend the one-day event, by notifying Becky or Nancy. Also, there will be a meeting next week to consider two items.

13. Adjournment

On a motion by Witt, seconded by Womack, the meeting was adjourned at 7:57 p.m.

Commission Chairperson Robert Foreman

Planning and Zoning Division

CERTIFICATION:

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of October, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Margaret Harper, Recording Secretary

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY OCTOBER 13, 2005
6:30 PM**

DRAFT

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motion 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**
Chairperson Foreman, Vice Chairperson Witt, Commissioners Bullard, Womack, and Morris were present; Commissioners Hisrich and Parry were absent.

Also Present: Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**
The Pledge was led by Bullard.
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 Commission so requests.
 - a. **Approval of Minutes:**
None to Approve
 - b. **Set Next Meeting, Date and Time:**
November 3, 2005 – Regular Session – 6:30 p.m.On a motion by Witt, seconded by Womack, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda**
There was no public input.
6. **Public hearing, discussion, and possible recommendation to Council on GPA 2005-06: An application submitted by Dugan McDonald, Heritage Land Surveying & Mapping, agent for Mark & Terri Ewin, owners requesting a general plan amendment from rural residential to high density residential for parcels 403-21-010A, 010L, 200, and a portion of 012, consisting of approximately 15.77 acres located west of I-17 on the north side of Hwy 260 off Dickison Circle.**
On a motion by Witt, seconded by Womack, the Commission voted 4-0 to recommend to Council approval of GPA 2005-06, an application filed by Dugan McDonald of Heritage Survey, agent for Mark & Terri Ewin, owners of parcels 403-21-010A, -010L, -200 and a portion of 403-21-012 requesting approval of an amendment to the General Plan Land Use Map from Rural Residential to High Density Residential (11 units an acre maximum) for the development; with stipulations as follow: That it is understood that the sewer and water service must be completed as part of this project before it breaks ground; if there is a road that is required for local circulation that will need to cross the property, that it be granted as a part of this Land Use Amendment; and a change be made to the request for Land Use Amendment to include Open Space in the 100-year

floodway; Commissioner Bullard abstained, after recusing himself.

STAFF'S PRESENTATION

Sr. Planner Buckel explained that the property does front Hwy 260, with the front part zoned for commercial land use. The continuing portion of property towards the river has varied topography including some washes. The applicants are proposing a commercial development with townhomes and other activities and amenities, and are requesting the change to high density residential for the back area of the property. Activities planned for the area that goes down to the river are agricultural-based, pasture for horses and an arena, and are compatible with the river. The property is in the growth corridor, is not contiguous to property previously amended through the minor amendment process, and the requested change is not considered a major amendment. There have been no comments received from the agencies; the General Plan requires that the development should have service of both water and sewer; no phone calls or letters have been received in response to the notices sent to the surrounding property owners. The sewer is expanding out to that area, and the water service is there, and it is anticipated that both services can be hooked into in the near future.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald, professional land surveyor with Heritage Land Surveying & Mapping, and representing the property owners, described the property boundaries and surrounding areas, including the Rio Verde Vista Subdivision. He referred to the conceptual drawing, copies of which had been distributed to the Commission, which illustrated the proposed improvements and use of the property that would be permitted by granting the zone change. Mr. McDonald reviewed in detail the planned facilities and amenities that would serve both the public and the 21 home sites that are also part of the project, pointing out that the project is an ideal use of the property and something that Camp Verde can really use, helping to make the town a destination to stay enjoy the facilities, not just a convenience stop.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The discussion began with positive comments regarding what was considered a remarkable job of planning the use of the property. In response to a question regarding ownership, Mr. McDonald said that the townhomes would be individually sold; the owners have indicated that they plan to retain a percentage of ownership in the project. One of the issues that the Commissioners felt will need to be dealt with is the General Plan requirement regarding water and sewer service before the land can be built on; Mr. McDonald explained that the water service is now available for hook-up, and the first phase of the sewer expansion includes the subject property. Another concern expressed was the ADOT access to the property and how the road system that supports Hwy 260 will be funded. Mr. McDonald said that he understood that ADOT plans a full access point at Dickison Circle; he was informed that Council has just voted to not request that full access point. Mr. McDonald responded that the applicants will request it

themselves. Mr. McDonald confirmed that the arena planned for the 100-year floodway will be engineered to accommodate such a flood, and is the only structure planned for that area. There was also some discussion regarding the washes in the area, and the plan for connecting to the sewer. The Commission suggested that the area in the 100-year floodway be designated as Open Space in the land use change; the applicant agreed with that suggestion. There was some further discussion regarding the amenities planned for the project. In response to a question about the Rio Verde Subdivision, Ms. Buckel explained that it had been recorded before incorporation and shows as platted on maps; however, the family that owns it has indicated intent to abandon that subdivision, to either plan a different project, or to sell the property.

STAFF COMMENTS

No further comments were offered.

- 7. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-17: An application submitted by Dugan McDonald, Heritage Land Surveying & Mapping, agent for Mark & Terri Ewin, owners requesting a zoning map change from R1L-70, R1-70, and RCU-2A to C2 (3 acres) and R2 (12.77 acres) for parcels 403-21-010A, 010L, 200, and a portion of 012, consisting of approximately 15.77 acres located west of I-17 on the north side of Hwy 260 off Dickison Circle.**

On a motion by Womack, seconded by Morris, the Commission voted unanimously to recommend to Council approval of ZMC 2005-17, an application submitted by Dugan McDonald, Heritage Land Surveying & Mapping, agent for Mark & Terri Ewin, owners requesting a zoning map change from R1L-70, R1-70, and RCU-2A to C2 and R2 for parcels 403-21-010A, 010L, 200, and a portion of 012, consisting of approximately 15.77 acres located west of I-17 on the north side of Hwy 260 off Dickison Circle; with the stipulation that the property in the 100-year floodway be designated and zoned as Open Space, and that the development be subject to final site review approval by Design Review.

STAFF'S PRESENTATION

Sr. Planner Buckel referred to the projected image of the map, pointing out the surrounding zoning, including the C-3 property directly across 260 that has the commercial industrial park. The property is in the growth corridor along 260, and other projects that have been approved have basically been rezoning to commercial all along that area, with some mixed residential. The applicants are requesting R-2 zoning on the west portion and C-2 on the front portion. Copies of the conceptual site plan were distributed to the Commissioners, illustrating the locations of the proposed buildings to be constructed, and Ms. Buckel described the activities and services that will be provided. The Fire District requires the property owners to be annexed into the District; Flood Control indicated that the development must follow their regulations; the Streets Department indicated that there will be no impact upon the Town roads; the County Environmental Services had no comment at this time since there is no plot plan, except that sewer service will be required. No comments or letters of opposition have been received.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald said that basically the points to be discussed were basically gone over in the preceding item. He reiterated what a fine project he believes this is, adding that he feels it is a blessing for the Town.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

DRAFT

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The Commission discussed with Mr. McDonald the road that provides the access point, confirming that the safety factor has been considered and plans for a fire truck turn-around have been addressed. Ms. Buckel agreed that a use permit would have to be granted in order to operate the planned equestrian facility and activities on the property. The Commissioners confirmed with Ms. Buckel that the Open Space zoning would still allow the equestrian center and the activities. Also, the property owners were strongly urged to resolve with ADOT as soon as possible the issue of an access point. There was consensus among the members that the project would be an attractive asset to the Town.

STAFF COMMENTS

As the development moves forward, Ms. Buckel cautioned that at this time the applicants cannot be tied down to what they are going to do since the zoning is not being granted on the condition of the conceptual site plan that was presented; however, she added that the use appears to be appropriate for the area. Ms. Buckel reiterated that no ground should be broken before the sewer service is in place, and that the equestrian center will probably require a use permit.

8. Call to the Public for Items not on the Agenda

There was no public input.

9. Commission Informational Reports:

There were no Commission informational reports.

10. Staff Report

In connection with the Department of Commerce training Sr. Planner Buckel said that staff will need to be notified who plans to attend; the information will be placed in the members' boxes.

11. Adjournment

On a motion by Morris, seconded by Womack, the meeting was adjourned at 7:24 p.m.

Commission Chairperson Robert Foreman

Planning and Zoning Division

DRAFT

CERTIFICATION:

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 13th day of October, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Margaret Harper, Recording Secretary