

AMENDED AGENDA



**SPECIAL SESSION
COUNCIL HEARS PLANNING & ZONING
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, NOVEMBER 29, 2006
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) November 15, 2006 – Regular Session
- 2) November 8, 2006 – Work Session

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

- 1) Regular Session – December 6, 2006 at 6:30 p.m.
- 2) Regular Session – December 13, 2006 at 6:30 p.m.
- 3) Regular Session – December 20, 2006 - **CANCELLED**
- 4) Council Hears P&Z – December 27, 2006 – **CANCELLED**
- 5) Regular Session – January 3, 2007 at 6:30 p.m.
- 6) Work/Special Council Hears P&Z – January 10, 2007 at 6:30 p.m.
- 7) Regular Session – January 17, 2007 at 6:30 p.m.
8. Council Hears P&Z – January 24, 2007 at 6:30 p.m.

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

6. **Discussion, consideration, and possible acceptance of the streets with Verde Cliffs subdivision into the Town's Street Maintenance System.**

7. **Discussion, consideration, and possible approval of Resolution 2006-714, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Amended Final Plat 2006-09 for the Preserve Subdivision adding a utility easement on Lot 1.**

8. **Discussion, consideration, and possible approval of SPR 2006-04, a site plan submitted by Edward Sawyer Jr., agent for CSK Auto, for a commercial development to be located on parcel 403-23-103X zoned C2-4 in Simonton Ranch PAD.**

- 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**

8a. **DISCUSSION, CONSIDERATION, AND POSSIBLE DIRECTION TO STAFF REGARDING PROPOSED PROJECTS THAT ARE SUBJECT TO THE DESIGN REVIEW PROCESS IN THE**

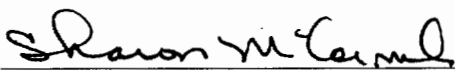
EVENT THAT THE DESIGN REVIEW BOARD IS NOT ESTABLISHED BY DECEMBER 4, 2006 WHEN THE DESIGN REVIEW ORDINANCE BECOMES EFFECTIVE.

9. **Discussion, consideration, and possible direction to staff regarding possible Development Agreement with Griffith Enterprises.** Note: Council may voted to go into Executive Session pursuant to ARS §38-431.03(A)(3) for discussion or consultation for legal advice with the attorney and (A)(4) for discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.
10. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

11. **Advanced Approvals of Town Expenditures**
12. **Manager/Staff Report**
13. **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.
14. **Adjournment**

Posted by:



Date/Time:

11-21-06 4:30 PM

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.

TOWN OF CAMP VERDE

Council Agenda Action Form

Meeting Type: Regular Meeting

Meeting Date: 11-29-06

Submitting Department: Community Development

Contact Person: Matt Morris

Consent:

Regular:

Requesting Action:

Report Only:

Type of Document Needing Approval (Check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Agreement/Contract | <input type="checkbox"/> Emergency Clause | <input type="checkbox"/> Acceptance/Approval |
| <input checked="" type="checkbox"/> Special Consideration | <input type="checkbox"/> Intergovernmental Agreement | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Grant Submission | <input type="checkbox"/> Liquor/Bingo License Application | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Special Event Permit | <input type="checkbox"/> Special/Temp Use Permit | <input type="checkbox"/> Other: |

Agenda Text (be exact): Discussion, consideration and possible action or direction to staff regarding proposed projects subject to Design Review prior to the establishment of the Design Review Board.

Staff Recommendation: Approve **Budgeted/Amount:** Yes \$ _____

Finance Director Review (if item is unbudgeted, implementing under budgeted, or exceeds budgeted amt)

Line Item/Fund: _____

Purpose of Item and Background Information: Staff has received three applications for appointment to the Design Review Board. With only three applications it is highly unlikely that all Board positions will be filled prior to the effective date, December 4, 2006, of the Design Review Ordinance. Staff is requesting direction from the Town Council on how to proceed with proposed development subject to Design Review until a Design Review Board is appointed.

List All Attachments as Follows:

Type(s) of Presentation: Verbal Only

Special Equipment needed for Presentation:

- | | |
|--|---|
| <input type="checkbox"/> Laptop Computer* | <input type="checkbox"/> Overhead Projector |
| <input type="checkbox"/> Remote Microphone | |

* Our laptop does NOT support a floppy disk (A-drive). All PowerPoint presentations must be saved to the hard drive or burned to a CD. Please advise any outside presenters of this requirement.

Please note: You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

Signatures of Submitting Staff:

Name: _____

Title: _____

Town Manager/Designee: _____

AGENDA



**SPECIAL SESSION
COUNCIL HEARS PLANNING & ZONING
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
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14. **Adjournment**

Posted by: *J. Jones*

Date/Time: 11-21-06

10:00 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.

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**MINUTES
WORK SESSION
MAYOR and COMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, November 8, 2006
6:30 P.M.**

**Minutes are a summary of the discussion. They are not verbatim.
Public input is placed after Council discussion to facilitate future research.**

1. Call to Order

Mayor Gioia called the meeting to order at 6:30 P.M.

2. Roll Call

Mayor Tony Gioia, Vice Mayor Brenda Hauser, and Councilors Jackie Baker, Howard Parrish, Bob Kovacovich, Ron Smith, & Mike Parry

Also Present:

Town Manager Bill Lee, Public Works Director Ron Long, Town Clerk Debbie Barker and Recording Secretary Sharon McCormick

3. Pledge of Allegiance

Bob Kovacovich led the pledge.

4. Presentation and discussion by Yavapai County Water Advisory Coordinator John Rasmussen concerning the accomplishments, goals, and activities of the Water Advisory Committee.

Mr. Rasmussen gave a PowerPoint presentation, a copy of which is attached and becomes a permanent part of this record. Some of the subjects presented and discussed were the regional water issues legal basis of water uses, background and goals of the Water Advisory Committee, benefits of region, hydrology of Verde River watershed, recent science reports, water budget and hydrogeology, what is a water budget; surface-water flow systems.

There were several questions asked by council regarding the compilation of all the water, water budget and how long WAC has been going.

Public Input

Bob Johnson: Suggested that community's partner to purchase all the land.

Jim Bullard: Asked if the base flow in the river had something to do with the ground water?
Rasmussen agreed

5. Presentation and discussion concerning the Job Order Contracting process with Mojave Educational Services Cooperative, Inc. (MESCC), of which the Town is member.

Ron Long: Explained that we are getting ready to finish up the little piece of Main St. along the Kyllingstad property.

Tom Peeler gave PowerPoint presentation, a copy of which is attached and becomes a permanent part of this record. Some of the subjects presented were the history of Mohave,

procurement at Mohave, Mohave order Processing, Job Order Contracting, reasons to consider job order, and how the coefficients work.

There was some discussion regarding the service cost, list of subcontractors, and whether local contractors can be used.

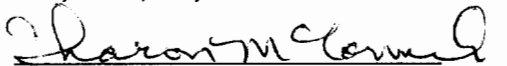
Public Input

None

Adjournment

On a motion by Gioia, seconded by Hauser, the meeting was adjourned at 8:29 P.M.

Tony Gioia, Mayor


Sharon McCormick – Recording Secretary

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Joint Work Session of the Town Council of Camp Verde, Arizona held on the 8th day of November 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____ 2006

Deborah Barber, Town Clerk

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 15, 2006
6:30 P.M.**

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

1. **Call to Order**

The meeting was called to order at 6:30 p.m.

2. **Roll Call**

Mayor Gioia, Vice Mayor Hauser, Councilors Smith, Baker, Kovacovich, Parrish, and Parry were present.

Also Present: Town Attorney Bill Sims, Finance Director Dane Bullard, Town Magistrate Michael Bluff, Grants Administrator Mike Casebier, Town Engineer Ron Long, P&R Director Lynda Moore, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Hauser.

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) November 1, 2006 – Regular Session
- 2) November 1, 2006 – Executive Session
- 3) October 25, 2006 – Council Hears Planning & Zoning

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

- 1) Council Hears P&Z – November 22, 2006 – **CANCELLED**
- 2) Council Hears P&Z – November 29, 2006 at 6:30 p.m.
- 3) Regular Session – December 6, 2006 at 6:30 p.m.
- 4) Regular Session/Council Hears P&Z – December 20, 2006 at 6:30 p.m. (Note: Council might wish to adjust meeting date(s) to accommodate the Christmas holidays.)
- 5) Council Hears P&Z – December 27, 2006 – **CANCELLED**

On a motion by Gioia, seconded by Hauser, the Consent Agenda was unanimously approved, with the exception of Item b)4).

On a motion by Gioia, seconded by Baker, the Council unanimously approved rescheduling the meeting date of December 20th to December 13, 2006, pending being able to coordinate that date with Planning & Zoning.

Mayor Gioia requested that Item b)4) be pulled to discuss an alternate date, if possible. After discussion the date of December 13th was tentatively set.

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

There was no public input.

6. **Discussion, consideration, and possible approval of funding to the Camp Verde Senior Citizen's Center in the amount of \$1,500 to be used for the payment of a portion of their property insurance costs.**

On a motion by Gioia, seconded by Baker, the Council voted unanimously to grant the Camp Verde Senior Citizens' Center the amount of \$1,500 to be used for payment of a portion of their property insurance costs.

Marian Savage spoke on behalf of the Senior Citizens' Center, explaining that of the \$2500 funding approved for the Center last spring, the amount of \$974 has been spent on repairs and clean-up work, leaving an amount of \$1526. Ms. Savage said that the insurance premium for the Center is \$3138 per year; it would be a great help to the Center to be able to pay the \$1500 on hand toward that insurance premium.

The members discussed the benefit of the Center for the community and the desire to help them. Attorney Sims confirmed that the funds could be used as requested since that would fall into the category of promoting the health and welfare of the citizens, adding that the Statutes governing the Town allows the expenditure of public money for the economic welfare of the inhabitants. The members also discussed with Ms. Savage the lunch program, the Thrift Shop, and the membership fees.

Mike Casebier, Grants Administrator, advised that in connection with the CDBG Grant application, the Center has now brought their finances into the black, the application is able to go forward with the Arizona Department of Housing and approval is anticipated by the end of November.

PUBLIC INPUT

Karen Barr was interested in knowing the hours of operation of the Center's Thrift Store.

The Council agreed to address Item 9 prior to the next Item 7.

7. Discussion, consideration, and possible selection of a member to fill the vacancy on the Housing Commission. This term expires in September 2009.

On a motion by Hauser, seconded by Parrish, the Council voted 6-1 to appoint Linda Buchanan to fill the vacancy on the Housing Commission; with Smith opposed.

Finance Director Bullard pointed out that Letters of Interest have been received from two candidates for the position on the Housing Commission. The members individually expressed appreciation for their responses and phone calls, and acknowledged that since they were both excellent candidates the decision would be difficult.

There was no public input.

8. Discussion, consideration, and possible award of contract to Centennial Contractors Enterprises Inc. through Mohave Education Services Cooperative, Inc. for the completion of the Main Street Improvements project.

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to approve the award of the contract for the completion of the Town of Camp Verde street improvements at Killingstad's to Centennial Contractors Enterprises through Mohave Education Services Cooperative, Inc., for the completion of the Main Street Improvements project in the amount of the total proposal cost of \$215,469.84.

Town Engineer Ron Long reviewed the State contract service that the Mohave Education Services Cooperative provides that meets the Arizona Revised Statutes for bidding and competitive bidding and procurement processes for construction. Long said that under Mohave there are pre-approved construction contractors that meet the Mohave qualifications and performance requirements, and outlined his research and the basis for his request that the contract be awarded to Centennial Contractors. There was some discussion regarding Gioia and Long contacting ADOT about the remaining \$57,000, as well as possible additional funding; it was agreed that any talks along that line would not delay the subject project. Discussing the cost of the subject project that has been greatly increased because of the delay in obtaining the necessary property, and a question regarding recovering some of that extra expense as part of the ongoing condemnation proceeding, Attorney Sims advised the Council that the court does not

award damages in condemnation actions. Mike Casebier commented on the two CDBG projects that are ongoing, including using job-order contracting as a way to save costs.

There was no public input.

9. **Monthly financial update by Finance Director Dane Bullard.**

There was no action taken.

Finance Director Dane Bullard presented his monthly financial update during which the members discussed the report with Bullard in detail, with input from Town Engineer Ron Long and Town Clerk Barber as well.

There was no public input.

10. **Discussion, consideration, and possible authorization to install a security system in the Council Chambers/Court Room and approval of the associated increase for monitoring. The cost of installation is approximately \$798 and the increased monitoring cost is approximately \$166.00 annually. The Court will pay ½ the installation/monitoring costs of \$482.00 with budgeted funds, while the Council will cover the remaining ½ with unbudgeted funds from the General Fund.**

On a motion by Gioia, seconded by Hauser, the Council unanimously authorized the security measures requested by staff.

Town Magistrate Michael Bluff said that discussions have been ongoing regarding installing a security system to protect both Council and Court equipment in the Council room that is also used by the Court. Bluff said that the existing contract that covers monitoring the rooms occupied by the Court personnel was originally paid for by the Court and a similar system would be available to add to the Council room at the relatively low cost of around \$800. Bluff explained that the monthly monitoring cost would increase from about \$25 to \$40, or an annual increase of about \$166. Therefore, the approximately \$800 would be split between the Court and Administration, and the monitoring cost split, so the unbudgeted amount would be around \$500. Bluff added that access to the room would change to a code system. Discussing the changeover to a code system and who will be authorized to use it, the members agreed that those technical details can be worked out between the Court and Administration.

There was no public input.

11. **Discussion, consideration, and approval to exceed the Special Event Supplies line item by the amount of sponsorship monies received.**

On a motion by Hauser, seconded by Gioia, the Council voted unanimously to table the item.

Bullard said that Parks & Rec Director Lynda Moore was present to explain her request, adding that her Staff Report specifically addresses the Special Event budget. Bullard explained the problem with staying with the amount budgeted due to the method of identifying sponsorship monies in past years. The Council questioned how the calculations were made in working on the budget; after discussion with Bullard and Moore, Bullard suggested that this item be tabled to a later date; staff will review the calculations further and bring the issue back to Council.

There was no public input.

12. **Discussion, consideration, and possible approval of additional funds in the amount of \$8,475.86 to be added to the Parks & Recreation Salaries Line Item to fund the part time receptionist position that was funded through the Easter Seals program.**

Staff was directed to work out within the P&R budget some way to find the requested funding and bring it back to Council.

P&R Director Moore reminded the Council about the Easter Seals program that sends seniors into the workplace to be trained, and explained that the employee who has worked under that program for two years is coming to the end of the contract. Moore said she has proven to be a valuable member of the office as a part-time receptionist for the Parks & Rec, Streets and Finance departments. The Council acknowledged that she has worked out very well, but questioned why the termination of the Easter Seals contract had not been anticipated during the budget work sessions. The Council also discussed the P&R salary budget, suggesting that an adjustment might cover the amount requested.

There was no public input.

13. **Presentation on the projected and final expense budget for the 50th Annual Ft. Verde Days event.**

There was no action taken.

Moore referred the members to the Fort Verde Days Profit and Loss Statement, copies of which had been provided in the agenda packet. Moore said that working with a proposed budget going into the event has been a valuable guideline; the event has come in under the budget, and more sponsorships than anticipated were brought in. The Council discussed with Moore the method of calculating the income and expense, suggesting it perhaps artificially showed a higher profit, and requested clarification of those figures in the future, including insurance and comp time expenses. Bullard said he would re-format the Profit and Loss Statement as requested, to have it more fairly reflect the actual income and expense. Moore was congratulated on her efforts to comply with the suggestions made during budget time regarding keeping the Council informed.

There was no public input.

14. **Discussion, consideration, and possible approval of funds not to exceed \$6,000 for appraising various options in 40-acre increments at the proposed Community Park located on the Old Airstrip.**

On a motion by Baker, seconded by Gioia, the Council unanimously approved funds not to exceed \$6,000 for appraising various options in 40-acre increments at the proposed Community Park located on the Old Airstrip, with the amount not to exceed \$6,000 to come from the Parks fund.

Bullard reminded the Council of the history of trying to acquire property for the park and to try to re-negotiate a fair price with the Forest Service. He said he understands that Council has requested staff to obtain reappraisals. The Council discussed the problem of trying to fund the entire 223 acres that had been appraised by the Forest Service at \$30,000 per acre, resulting in the suggestion to research variable possibilities for the community by getting appraisals on 40-acre increments. It was pointed out that the Town could then go back to talk to the Forest Service with information on what the Town could afford and what the Town could make decisions on. P&R Director Moore said that by going back to the Forest Service with a revision as to how much the Town can afford based on the reappraisal, it will be possible to use the NEPA study that is already completed.

PUBLIC INPUT

Jeremy Bach voiced his opinion that the \$30,000 per acre is a bargain compared with other properties in the area, and perhaps the Town could request options on future purchases.

Shirley Brinkman said she believes the estimator was not a good one, that a complaint should be made to the Forest Service about that, and to get another estimator.

Bob Johnson understands selecting a smaller parcel that the Town can afford, but perhaps the Town could go ahead and borrow the money.

Mayor Gioia responded to the speakers in general, saying that purchase of the property at \$30,000 per acre is no longer an option, and although the Forest Service has indicated that Federal land cannot be earmarked for future purchase, they have been requested to further research that possibility, and as for borrowing the funds the community has already declined to assume the debt through a property tax. Gioia said there is another acquisition possibility in that a Congressman is drafting a bill that might allow public land to be acquired very equitably.

15. **Discussion, consideration, and possible selection of activities for the Town's 20th Anniversary celebration.**

There was no action taken.

The Council discussed ideas for activities, including a tongue-in-cheek suggestion for a recall reenactment program, a suggestion to let the P&R Department come up with a plan, a buffet get-together with past Town officials, and touching base with the Historic Society for ideas. Moore suggested coordinating with the Downtown Merchants upcoming activities on December 9th, and invited a Council member to join her at the next Merchants' meeting scheduled for Monday, November 20th at 6:00 p.m.

PUBLIC INPUT

Irene Peoble said that Basha's is celebrating their 20th year in Camp Verde on December 3rd, and reminded the Council of all the community organizations that have the Old West theme; perhaps they could do some reenactments in the area.

There was no further public input.

16. **Discussion, consideration, and possible removal of Mr. Womack from the Planning & Zoning Commission.**

On a motion by Parry, seconded by Hauser, the Council voted 5-2 to remove Mr. Womack, with regret, from the Planning & Zoning Commission; with Smith and Baker opposed.

Vice Mayor Hauser expressed her concern as to whether the type of behavior that has come to her attention is the image that the Council wants presented on the Town's Commissions and Boards, referring to Mr. Womack's driving infractions, pointing out that his oath of office included the promise to comply with the laws. The members generally agreed with Hauser, stressing the importance of professional and personal conduct being above reproach; however there were opposing comments suggesting that Mr. Womack was not alone in receiving tickets for speeding, or perceived as acting outside of the law, and he therefore should not be unfairly singled out

PUBLIC INPUT

(Comments from the following individuals are summarized as follows.)

Gary Blair outlined the basis of his support for the removal of Mr. Womack from the P&Z Commission.

Mary Blair also voiced her belief that Mr. Womack should be removed from office because of his driving infractions.

Robin Whatley expressed her opinion that Mr. Womack should be dismissed from the P&Z Commission.

Bob Johnson spoke in support of removing Mr. Womack from the P&Z Commission, reading from a letter he said he had drafted for publication in the newspaper. *NOTE: When it became apparent that Mr. Johnson's remarks constituted a personal and public attack on Mr. Womack's character not based on verifiable facts, Attorney Sims intervened and asked if he had sought*

counsel before making his comments; Mr. Johnson persisted, and Mayor Gioia finally requested that Mr. Johnson leave the speaker's stand, and called for the next person.

Bobbie White May expressed her opinion, as well as agreement with what the other speakers had said, and also supported the removal of Mr. Womack from office.

Paul Clawson added his comments in support of dismissing Mr. Womack from the P&Z Commission.

Kathy Davis spoke in support of the removal of Mr. Womack from office, based on her personal experience.

Sandy Moore said that she believes that Mr. Womack should step down from office.

Norma Garrison, a member of the Housing Commission, expressed her strong support for the removal of Mr. Womack from the P&Z Commission.

Jim Bullard spoke in support of retaining Mr. Womack on the P&Z Commission.

There was no further public input.

Based on some strongly conflicting opinions the Council continued to discuss the possibility of removing Mr. Womack from the Commission. It was acknowledged that he had initially been given the opportunity to resign voluntarily, which would have precluded the public hearing being held that gave rise to the negative comments from the members of the community.

Attorney Sims commented that the record should indicate that when public comment appeared to go beyond the bounds permitted by law, the Mayor requested the speaker to bring his comments to a close. Sims then recommended that he be requested to prepare a revision to the Town Code regarding removal from office, to include the wording, "Removal for the best interests of the Town," and require a super majority vote of the Council, in order to simplify the decision process and avoid inviting unhelpful public scrutiny in the future.

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

There was no public input.

18. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

19. **Manager/Staff Report**

There was no Manager/Staff report.

20. **Council Informational Reports**

Smith reported on his attendance at the Verde Valley Transportation and Planning Organization meeting on November 8th; he detailed extensive information regarding planned development activities, construction projects, and highway improvements in the Verde Valley.

Hauser announced lots of work going on in connection with MatForce, Verde Watershed, and the WAC; she also suggested members getting together to go shopping Monday at ALCO for the Christmas Family project.

Gioia reported on the Prescott Valley Events Center opening night; of particular interest was that the financing for that Center was accomplished through a private/public partnership. Gioia commented on his discussions with the County Supervisor and the Mayor of Flagstaff at that event, as well as his assessment of the hockey game. Gioia also shared information he brought

**TOWN OF CAMP VERDE
Council Agenda Action Form**

Meeting Type: Regular

Meeting Date: November 29, 2006

Submitting Department: P&Z

Contact Person: Nancy Buckel

Consent: **Regular:** **Requesting Action:** **Report Only:**

Type of Document Needing Approval (Check all that apply):

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Acceptance/Approval | <input type="checkbox"/> Agreement/Contract | <input type="checkbox"/> Emergency Clause |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Grant Submission | <input type="checkbox"/> Intergovernmental Agreement |
| <input type="checkbox"/> Liquor/Bingo Application | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Resolution | <input type="checkbox"/> Special Consideration |
| <input type="checkbox"/> Special/Temp Use Permit | <input type="checkbox"/> Other: | |

Agenda Text (Be Exact): Discussion and possible approval of acceptance of the streets within Verde Cliffs Subdivision into the Town's Street Maintenance System.

Staff Recommendation: Approve Budgeted/Amount N/A \$ _____

Finance Director Review (if item in unbudgeted, under budgeted, or exceeds budgeted amount)

Line Item/Fund: N/A

Purpose of Item and Background Information: Staff has received a request from the Developer, UH Partners, for the Town to accept the finished roadway system within Verde Cliffs Subdivision into the Town's Street Maintenance System. The Street Inspector has done a visual inspection of the street infrastructure and issued a memo to the Engineer as to the condition of the improvements within the subdivision. This report is provided in the packet for review. The Town Engineer has issued a letter of recommendation that is also included in the packet. In his letter, the Engineer is recommending that the Council approve this request with the stipulation that the warranty period of one year not begin until all outstanding issues are addressed by the developer. Staff has received as-builts for the paving, water, sewer and drainage facilities within the subdivision.

List All Attachments as Follows: Developer's letter of Request, Street Inspector's Report and Engineer's Letter of Recommendation.

Type(s) of Presentation: Verbal Only

Special Equipment needed for Presentation:

- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Laptop Computer* | <input type="checkbox"/> Overhead Projector | <input type="checkbox"/> TV-VCR |
| <input type="checkbox"/> Remote Microphone | <input checked="" type="checkbox"/> Conference Telephone | <input type="checkbox"/> Other |

*Our laptop does NOT support a floppy disk (A-drive). All PowerPoint presentations must be saved to the hard drive or burned to a CD. Please advise any outside presenters of this requirement.

Please Note: You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

Signatures of Submitting Staff:

Name: Nancy Buckel Title: Community Dev. Dir.

Town Manager/Designee: B. Lee



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

November 16th, 2006

To: Nancy Buckel, Community Development Director
From: Ron Long, Public Works Engineer

Re: Acceptance of roads within the Views at Verde Cliffs

The roads within the Views at Verde Cliffs have been completed in accordance with the approved plans prepared by Hoskin-Ryan Consultants Inc. Town Staff has completed an inspection of the Public improvements and has prepared a list of deficiencies that have been sent to the developer, UH Partners I, L.L.C. These deficiencies must be corrected and accepted by Town staff prior to the start of the warranty period.

The warranty period of 1 calendar year for the public improvements will start upon acceptance by Town Council and the accepted completion of all deficiencies.

I recommend that these roads be accepted into the Town of Camp Verde road system.

I also recommend the contractor be reminded of his obligation to complete Fog seal this year.

Sincerely,

Ron Long
Public Works Director/Engineer



UH PARTNERS I, L.L.C.

2401 W. BEHREND DRIVE, SUITE 65 PHOENIX, ARIZONA 85027
PHONE: (623) 879-8888 FAX: (623) 879-8890

November 1, 2006

Town of Camp Verde
Marvin Buckel, Street Inspector
473 S. Main Street, Ste 102
Camp Verde AZ 86322

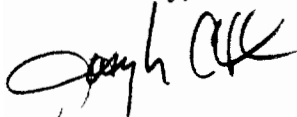
Re: Acceptance of Street Improvements

Dear Marvin,

UH Partners I, L.L.C., has completed the street improvements at the Views at Verde Cliffs in accordance with the approved plans prepared by Hoskin-Ryan Consulting Engineers. We believe that the Town's staff has completed an inspection of these improvements and agrees that they have been completed with the approved engineering plans

You may use this letter as our formal request for the warranty period to begin on the street improvements at the Views at Verde Cliffs on November 1, 2006. If you have any questions concerns or issues, with respect to this request, please advise.

Sincerely,



Joseph Contadino
Managing Member

Memo

To: Nancy Buckel, Community Development Director
Cc: Ron Long, Engineer & Ray Floyd, Building Inspector
From: Marvin Buckel, Street Inspector
Date: 11/09/2006
Re: Verde Cliffs or the Views at Camp Verde- Sidewalks

At this time, all the internal sidewalk repairs are completed with the exception of one broken section at 453 Lone Peak, one broken section at 635 Saddle Creek, one broken section at 557 Saddle Creek. These three repairs will complete the interval project.

External sidewalk repairs needed along the west side of Cliffs Parkway include 34 broken sections as previously listed.

All roadway sections and rolled curb section are good at this time and the project is built out and complete. Only the custom lots remain undeveloped.

Thank you



Marvin Buckel

Street Inspector

Memo

To: Ron Long, Public Works Engineer
Cc: Nancy Buckel, Community Development Director
Ray Floyd, Building Inspector
From: Marvin Buckel, Street Inspector
Date: 11/09/2006
Re: Verde Cliffs or the Views at Camp Verde

As of this morning's inspection, the following issues remain un-changed on this project:

1. The upper detention basin inlet on Cliffs Parkway has not been re-worked as requested.
2. The lower detention basin inlet on Cliffs Parkway has been re-worked but not grouted.
3. The basin at the Mobile Home Park has not been cleaned as requested.
4. No work on preventing silt & debris from entering the basin at the Mobile Home Park has been undertaken; as talked about & requested. Other issues discussed that I am not aware of having been solved at this time.
 1. Project as built stamped by Haskin Ryan; as required.
 2. As built for detention basins; as requested and required.

Thank you,



Marvin Buckel

Street Inspector

**TOWN OF CAMP VERDE
Council Agenda Action Form**

Meeting Type: Regular

Meeting Date: November 29, 2006

Submitting Department: P&Z

Contact Person: Nancy Buckel

Consent: **Regular:** **Requesting Action:** **Report Only:**

Type of Document Needing Approval (Check all that apply):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Acceptance/Approval | <input type="checkbox"/> Agreement/Contract | <input type="checkbox"/> Emergency Clause |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Grant Submission | <input type="checkbox"/> Intergovernmental Agreement |
| <input type="checkbox"/> Liquor/Bingo Application | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Special Consideration |
| <input type="checkbox"/> Special/Temp Use Permit | <input type="checkbox"/> Other: | |

Agenda Text (Be Exact): Resolution 2006-714 approving Amended Final Plat for The Preserve

Staff Recommendation: Approve Budgeted/Amount N/A \$ _____

Finance Director Review (if item in unbudgeted, under budgeted, or exceeds budgeted amount)

Line Item/Fund: N/A

Purpose of Item and Background Information: An amended final plat has been submitted for approval by Dugan McDonald, agent for the owners, Clear Creek, Hinch Springs, LLC, as required by the Town's Subdivision Regulations. The original Final Plat was approved by Council on May 25, 2005 and recorded on March 9, 2006 with the Recorder's Office of Yavapai County in BK 56, Pages 31-33 of Maps and Plats. The only change to this plat is the addition of a utility easement on Lot 1 to cover existing utility lines which were discovered at the time of improvement construction for the subdivision.

List All Attachments as Follows: Resolution, applicant's narrative, and copy of amended plat

Type(s) of Presentation: Verbal Only

Special Equipment needed for Presentation:

- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Laptop Computer* | <input type="checkbox"/> Overhead Projector | <input type="checkbox"/> TV-VCR |
| <input type="checkbox"/> Remote Microphone | <input checked="" type="checkbox"/> Conference Telephone | <input type="checkbox"/> Other |

*Our laptop does NOT support a floppy disk (A-drive). All PowerPoint presentations must be saved to the hard drive or burned to a CD. Please advise any outside presenters of this requirement.

Please Note: You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

Signatures of Submitting Staff:

Name: Nancy Buckel Title: Community Dev. Director
B. Lee



HERITAGE

Land Survey & Mapping Inc.

AMENDED FINAL PLAT
THE PRESERVES AT CLEAR CREEK SUBDIVISION

Re: Utility Easement over lot one of
the Preserves at Clear Creek Subdivision

Nov. 10, 2006

Mr. Mayor, members of the common council of the Town of Camp Verde. Thank you first of all for your time concerning this matter. I will try to keep this brief as short as possible

During the course of construction of the Preserves at Clear Creek Subdivision an existing utility lines was discovered in the vicinity of Lot 1.

This power and water lines that were discovered services the mining operation located on the North side of General Crook trail.

The owner of the subdivision in an effort to accommodate the discovered utility lines elected to create an easement therefore over and through said Lot 1. "As shown on the Amended Plat"

Because the addition of the easement over lot one represents a change to the final plat, it is required that the plat be amended and again be reviewed and approved by the council.

Thereafter this plat will be recorded at the County Court House to provide public notice of the easements existence.

Thank you

Dugan Lee Mc Donald, RLS, PLS
President, Heritage Land Survey and Mapping.

Memo

To: Nancy Buckel, Community Development Director
From: Ron Long, Public Works Director/Engineer
CC:
Date: 11/17/2006
Re: Plat Amendment Approval for The Preserves Subdivision

I have reviewed and approve the Amended Plat for "The Preserve" subdivision for recordation. The amended Plat shows an 8-foot Public Utility Easement alignment along the south and westerly property line of Lot 1, and also the revised tangential curves for the right of way lines. The amended plat was drawn by Heritage Land Surveying and Mapping dated 11/10/06.

Ron Long P.E.
Public Work Director/Engineer
Town of Camp Verde



RESOLUTION 2006-714

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AMENDED FINAL PLAT 2006-09 FOR THE PRESERVE SUBDIVISION ADDING A UTILITY EASEMENT ON LOT 1.

WHEREAS, a request for an amended final plat (2006-09) approval was filed by Mr. Dugan McDonald, agent, for Clear Creek, Hinch Springs, LLC, owners of The Preserve Subdivision, and

WHEREAS, a preliminary plat was heard by the Planning Commission on October 14, 2004 and by the Common Council on February 23, 2005 in public hearings that were advertised and posted according to state law; the final plat was approved by the Common Council on May 25, 2005 with Resolution 2005-646; and recorded by Yavapai County Recorder on March 9, 2006 in Book 56/ Pages 31-33 of Maps & Plats and

WHEREAS, the purpose of the amended Final Plat is to add a utility easement on Lot 1, and

WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved;

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT THE AMENDED FINAL PLAT 2006-09 FOR THE PRESERVE.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 29TH day of November 2006.

_____ Date: _____
Tony Gioia, Mayor

Approved as to Form:
—

_____ Attest: _____
Town Attorney Deborah Barber, Town Clerk

**TOWN OF CAMP VERDE
Council Agenda Action Form**

Meeting Type: Regular

Meeting Date: November 29, 2006

Submitting Department: Planning & Zoning

Contact Person: Nancy Buckel

Consent: **Regular:** **Requesting Action:** **Report Only:**

Type of Document Needing Approval (Check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Acceptance/Approval | <input type="checkbox"/> Agreement/Contract | <input type="checkbox"/> Emergency Clause |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Grant Submission | <input type="checkbox"/> Intergovernmental Agreement |
| <input type="checkbox"/> Liquor/Bingo Application | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Resolution | <input type="checkbox"/> Special Consideration |
| <input type="checkbox"/> Special/Temp Use Permit | <input checked="" type="checkbox"/> Other: | |

Agenda Text (Be Exact): Discussion, consideration and possible approval of SPR 2006-04, a site plan submitted by Edward Sawyer Jr., agent for CSK Auto, owner, for a commercial development to be located on parcel 403-23-103X zoned C2-4 in Simonton Ranch PAD.

Staff Recommendation: Approve Budgeted/Amount N/A \$ _____

Finance Director Review (if item in unbudgeted, under budgeted, or exceeds budgeted amount)

Line Item/Fund: N/A

Purpose of Item and Background Information: This parcel is located at the corner of Finnie Flat Road and Simonton Ranch Road in the Simonton Ranch.

This is the first commercial development within the Simonton Ranch PAD. The site plan shows driveways both from Finnie Flat Road and Simonton Ranch. The proposed building will be 7,000 sq ft and have 3,753 sq ft of public floor space. This equates to 19 required parking spaces. The developer is showing 31 parking spaces with 2 ADA spaces. The landscaping required for the parking area based on this number of spaces is 837 sq ft. The front of the building will face Finnie Flat Road and will include the company standard wall sign that will be permitted separately along with a monument sign facing Finnie Flat Road. The applicant indicates that they will take their cue from the entrance monument for their architectural accents for the proposed building.

Town uniform standard specifications require commercial development to have a Type 'A' curb and gutter with a height of 6" and an 8' sidewalk. Any exception to this standard must be approved by Town Council. As of yet, no design for the Right of Way with curbs, gutters and sidewalks have been approved for the PAD along Finnie Flat and SR 260. This would be the time to determine a master plan for these improvements for the commercial area, if it is important to encourage pedestrian activity in this area.

The Silverado Subdivision developer will be constructing the Simonton Ranch Road along with the curb, gutter and sidewalk along this roadway. They are also constructing a primary entrance signage for Simonton Ranch on the corners of Simonton Ranch Road and Finnie Flat. The architect has been given these designs and will be

incorporating them into their site development. A 4' meandering sidewalk has been approved with the 6" curb and gutter.

The building will be 20' to the top of the canopy. A parapet wall will be screening the mechanical installed on the roof. All lights on the building will be fully shielded. No parking lot lighting is shown on the site plan; however, the architect has noted that all lighting will be in compliance with Town standards.

The rear approximate 70' of the lot is reserved for drainage and sewer easement that will provide a buffer from the residential development to the north. A solid wall or fence will be required for the rear of the property to screen the commercial development from the residential development.

The Town Engineer has submitted comments concerning on and off site improvements. He is requesting curb, gutter and sidewalk along Finnie Flat Road and a right turn lane as well. He has also indicated that the detention basin must be designed to Yavapai County Drainage Criteria Manual.

List All Attachments as Follows: Application, site plan, color building elevations, agency comments on development, language and partial map describing landscaping type for Silverado streetscape, entrance monument drawings for Simonton Ranch, and draft minutes from Commission Hearing of November 2, 2006.

Commission Recommendation: The Commission voted unanimously to recommend to Council approval of SPR 2006-04 subject to a landscape plan that either emulates or improves on and conforms to the plant sizes and densities and material of the Silverado Landscape Plan as presented at their meeting by staff stamped 5-31-06.

Type(s) of Presentation: Visual

Special Equipment needed for Presentation:

- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Laptop Computer* | <input checked="" type="checkbox"/> Overhead Projector | <input type="checkbox"/> TV-VCR |
| <input type="checkbox"/> Remote Microphone | <input checked="" type="checkbox"/> Conference Telephone | <input type="checkbox"/> Other |

*Our laptop does NOT support a floppy disk (A-drive). All PowerPoint presentations must be saved to the hard drive or burned to a CD. Please advise any outside presenters of this requirement.

Please Note: You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

Signatures of Submitting Staff:

Name: Nancy Buckel Title: Community Development Director

Town Manager/Designee: [Signature]

CASE NO. SPR 06-42

PROJECT NO. 2006-06-04

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
DEVELOPMENT REVIEW FOR PAD APPLICATION

REQUEST:		APPLICATION DATE _____
SITE PLAN REVIEW	<u>X</u>	ASSESSOR'S PARCEL NO. <u>403-23-103X</u>
PRELIMINARY PLAT	_____	UNDERLYING ZONING _____
FINAL PLAT	_____	PAD DENSITY _____
AMENDMENT TO PAD	_____	TAKEN BY _____
EXTENSION OF TIME	_____	FEES _____
DEVELOPMENT AGREEMENT	_____	HEARING DATE _____

OWNER/DEVELOPER CSK AUTO PHONE 602-631-7359 FAX 602-294-7359
 ADDRESS 645 E. MISSOURI, SUITE 450 CITY PHOENIX STATE AZ ZIP 85012
 CONTACT PERSON MARK BERGQUIST

 ARCHITECT
 ENGINEER EDWARD B. SAWYER JR PHONE 480-538-5732 FAX 480-538-7911
 ADDRESS 16611 N. 91ST ST, SUITE 105 CITY SCOTTSDALE STATE AZ ZIP 85260
 CONTACT PERSON NED SAWYER

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY					
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL	<u>41,976 S.F</u> <u>0.96A</u>				
INDUSTRIAL					

E



Checker Auto Parts

Finnie Flat Road & Simonton Ranch Road Camp Verde, Arizona

CSK Auto, Inc. is planning to construct a 7,000SF Checker Auto Parts retail store on the North West corner of Finnie Flat and Simonton Ranch Roads. The store sells after market auto parts, auto accessories and associated products. Vehicles are not serviced at the store and tires are not sold.

This will be a new building constructed out of wood frame and stucco. The roof will be a flat membrane roof with parapets. The parapets will screen the mechanical units on the roof. The height of the building will be approximately 20'-0". The building will have a 4' deep canopy over a 30' wide storefront entrance. The elevations will have a 3 color territorial desert tan scheme consisting of a light tan main body color, a medium tan color on the canopy and raised accent band that is continuous around the store and a dark brown base. Stone pilasters enhance all four sides of the building matching the entrance walls to the Simonton Ranch Development.

The site efficiently integrates pedestrian and vehicular traffic along with the required parking and landscaping. A four foot wide sidewalk and landscaping will be constructed along Finnie Flat Road matching the walk that is to be built along Simonton Ranch Road. The property will be landscaped with low water use plants and granite ground cover and a minimum of 15% of the parking lot will be landscaped. The parking spaces immediately in front of the building will have black concrete. This feature is placed in high traffic areas to prolong the life of the asphalt in these areas and to cosmetically enhance discoloration that occurs with oil stains. A trash enclosure will be located on the back of the store. The site will be illuminated with lighting on the building and with additional pole lighting. All site lighting will be shielded and conform to Camp Verde's lighting Ordinance and Regulations.

Proposed signage shall include a monument sign on Finnie Flat Road and wall signs on the South and East facades in conformance with Camp Verde's Ordinance and Regulations. All signage will be permitted separately.

Grading and Drainage will be designed per Camp Verde's Ordinance and Regulations and in consideration of adjacent properties.

PROJECT DATA

PROJECT ADDRESS: NWC FINNIE FLAT RD. & SIMONTON RANCH RD.
 ZONING: C2
 SQUARE FOOTAGE OF SITE: 41,976 SF. = 0.96 A (NET)
 SQUARE FOOTAGE OF BUILDING: 7,000 SF. (7,160 S.F. UNDER ROOF)
 SITE COVERAGE: 7,160 S.F./41,976 S.F. = 17%

PARKING ANALYSIS:

TOTAL REQUIRED SPACES
 RETAIL 3,753 / 200 = 19

PROVIDED SPACES = 29 + 2 ACCESSIBLE = 31 SIZE 9' X 18'

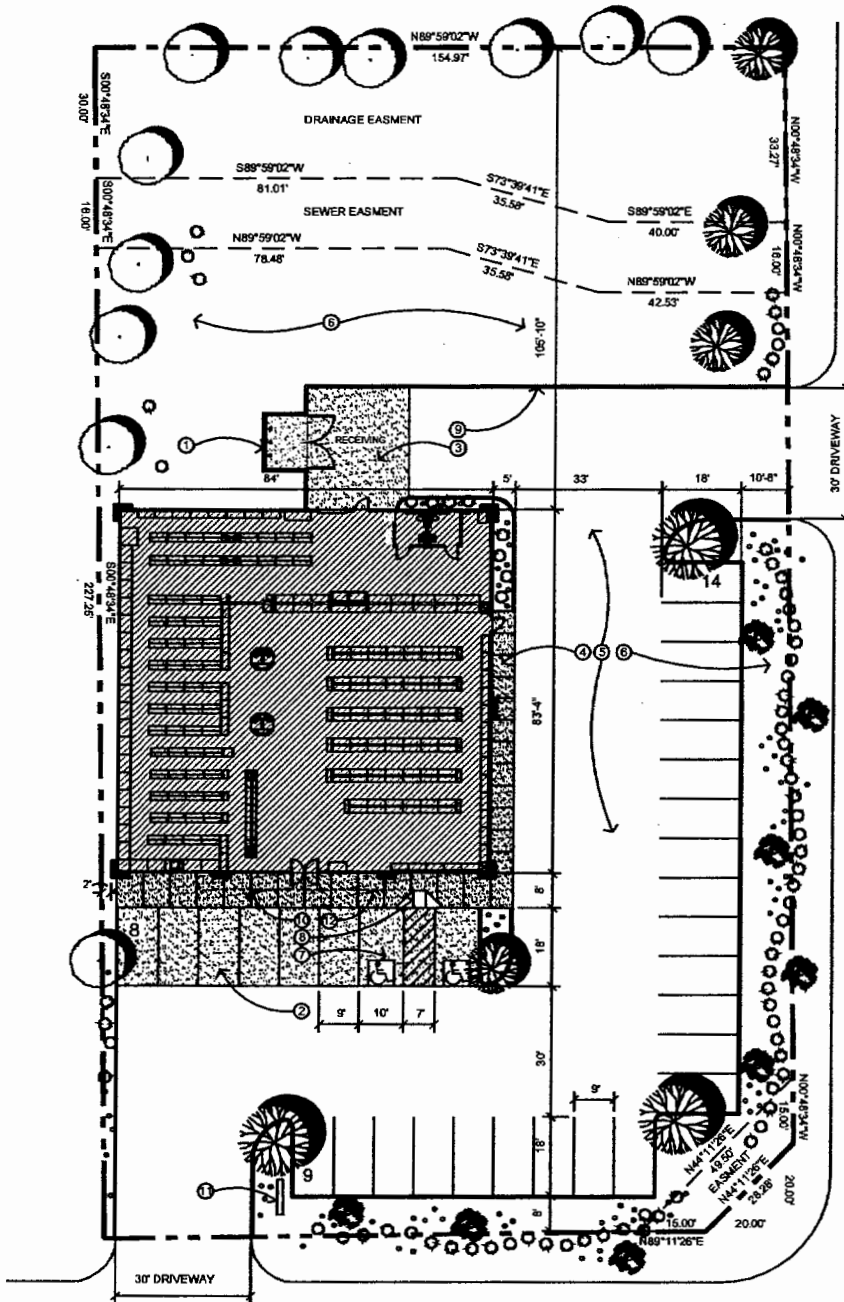
CONSTRUCTION TYPE: V-B
 OCCUPANCY TYPE: M (RETAIL)

ALLOWABLE AREA PER U.B.C. TABLE 5-B IS 8,000 S.F.

ACTUAL HEIGHT: 20'-0"
 PROPOSED NO. OF STORIES: 1

KEYNOTES

- ① NEW TRASH ENCLOSURE TO CONFORM TO CITY DESIGN STANDARDS
- ② 5" CONCRETE SLAB W/ FIBER MESH REINFORCING OVER 4" A.B.C. W/ BLACK ADMIXTURE - SEE 15/A2
- ③ 6" CONCRETE SLAB OVER 6" A.B.C.
- ④ 4" CONCRETE SIDEWALK OVER 4" A.B.C.
- ⑤ 2" ASPHALTIC CONCRETE OVER 4" A.B.C.
- ⑥ LANDSCAPE AREA
- ⑦ ACCESSIBLE PARKING STALL AND PASSENGER LOADING ZONE
- ⑧ ACCESSIBLE RAMP FROM PARKING LOT
- ⑨ 6" CONCRETE CURB
- ⑩ 6" DIA. BOLLARDS AT STOREFRONT
- ⑪ PROPOSED MONUMENT SIGN LOCATION: (UNDER SEPARATE REVIEW & APPROVAL NOT PART OF THIS PERMIT)
- ⑫ 3'-10" DEEP CANOPY OVERHANG



SIMONTON RANCH ROAD

FINNIE FLAT ROAD



SITE PLAN

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: Part of 403-23-008U (SIMONTON RANCH) Date: August 28, 2006
Owner: Camp Verde Homestead, LLC
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85209
Phone: 480-218-7575

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,

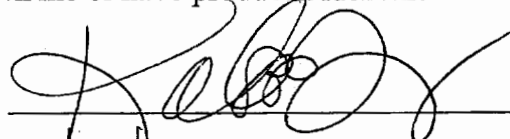
NOW THEREFORE, the undersigned owner(s) hereby designate CSK AUTO, Inc., an Arizona corporation _____ as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to _____ January 31, 2007, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

CAMP VERDE HOMESTEAD, LLC

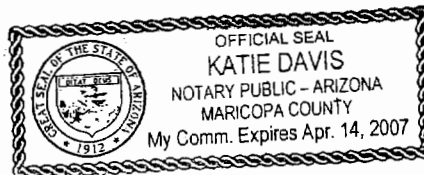
By: , Owner(s)
G. Scott Simonton, Manager

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this ___ day of August, 2006, by G. Scott Simonton, who is/are personally known me or have produced identification.

, Notary Public

My commission expires: 4/14/07



Receipt 11853
9/1/06 500.00

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: _____ PARCEL NO.: PART OF 403-23-103R

DATE: 9-20-06 LEGAL DESCRIPTION: SEE ATTACHED (IN ALCS)

NAME: CAMP VERDE HOMESTEAD, LLC

ADDRESS: 7116 E. LAGUNA AZUL, MESA, AZ 85209

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.

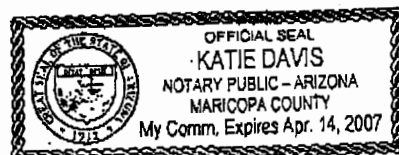
[Signature]
Applicant's Signature _____ Date _____

Agent for: MANAGER, CAMP VERDE HOMESTEAD, LLC

State of Arizona
Town of Camp Verde

On this 21 day of Sept, 2006 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.



[Signature]
Notary/Public _____
9/14/07
Date Commission Expires _____

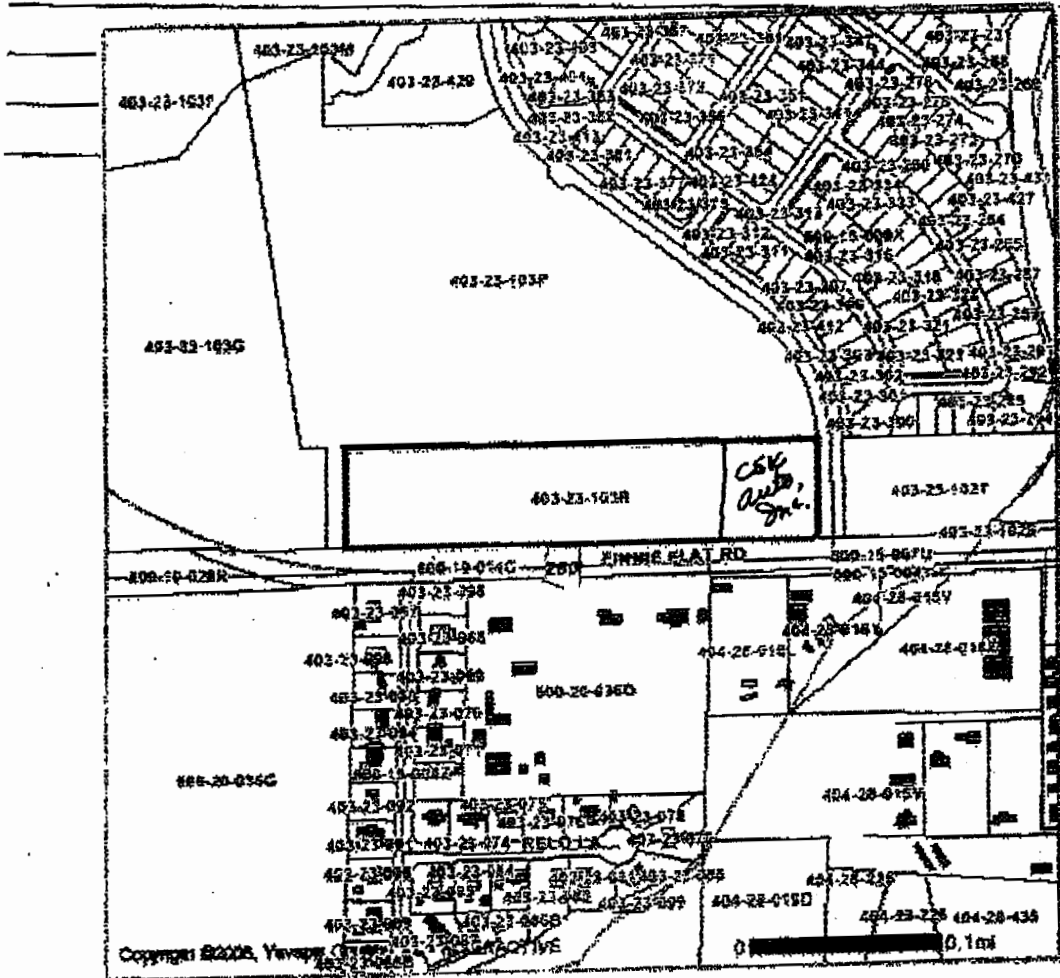
DIRECTIONS TO PROPERTY

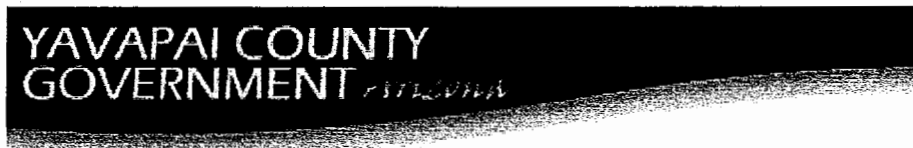
ASSESSOR'S PARCEL NUMBER: PART OF 403-23-103R

APPLICANT'S NAME: CSK AUTO, INC.
AGENT FOR CAMPVIDA HOMESTEAD, LLC

PROPERTY ADDRESS: NWC FINNIE FLAT + SIMONTON RANCH ROAD

DIRECTIONS TO PROPERTY: SEE BELOW





Locate Property Information Tool

Property Search By:

- Parcel Number
- Owner Name
- Address
- Subdivision

Map Options

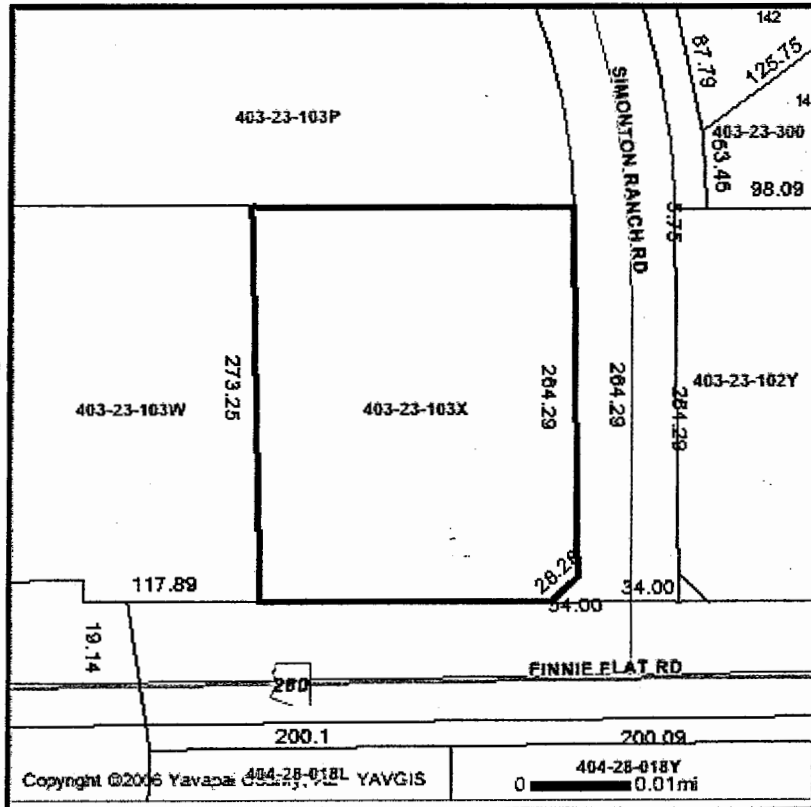
- Map
- Aerial
- Size
- Photo



Map Scale

1: 1591

Refresh



Active users
88

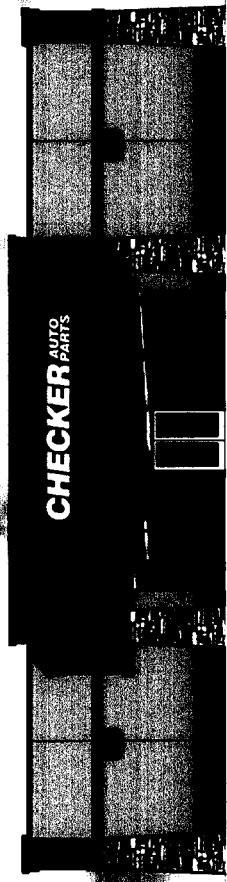
Parcel ID	Tax Parcel ID
403-23-103x	N/A

Parcel Information

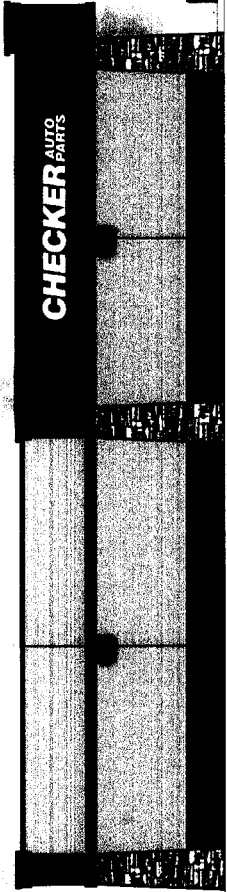
N/A

? Field Descriptions ->

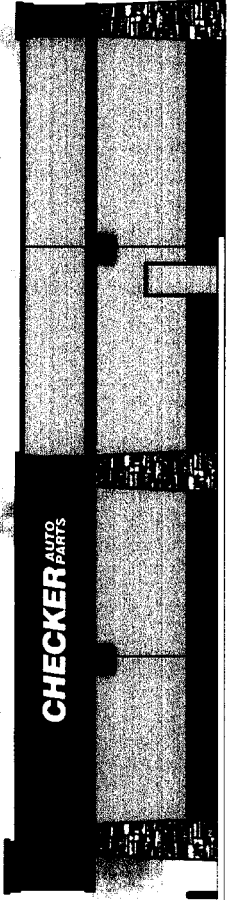
Parcel 403-23-103x has been recorded by Yavapai County and is displayed on the map. However, Arizona Department of Revenue Information is still being processed. Please check back in 1-2 weeks.



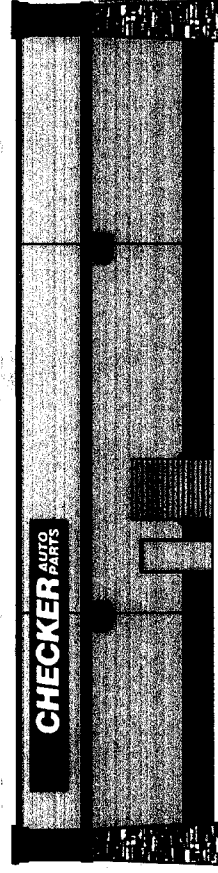
South



West



East



North

Camp Verde, AZ.
Finnie Flat & Simonton Ranch Road

Memo

To: Nancy Buckel, Community Development Director
From: Ron Long, Town Engineer
CC:
Date: 10/25/2006
Re: CSK Checker Auto Site Plan Review Comments

Review of the CSK Auto/ Checker Auto Site plans.

Edward B. Sawyer, Architect

Site Plan Review Comments

1. Show the Public improvements that will be built with this development on the site plan. This development will require curb, gutter, sidewalks, and street lights along the frontages of Finnie Flat and Simonton Ranch Roads.
2. Show and label all existing and proposed utilities on the site plan.
3. Show both sides Finnie Flat and Simonton Ranch Roads as they exist or are proposed on the site plan along the property frontage. Show any driveways across from the property including the ROW, striping, and street improvements.
4. A right turn lane will be required along the frontage of Finnie Flat Road.
5. The detention basin must be designed to the Yavapai County drainage criteria manual including a SWPPP. The basin will be maintained by the property owners/business.

Ron Long P.E.

Town of Camp Verde
395 S. Main Street
Camp Verde, AZ 86322

Camp Verde Fire District

26 W. Salt Mine Rd.

P.O. BOX 386 • CAMP VERDE, AZ 86322-0386

Phillip R. Harbeson Sr.
Fire Chief

BUSINESS 567-9401 • EMERGENCY 567-4123 OR 911

Jack E. Blum
Secretary-Treasurer

September 27, 2006

Ms. Nancy Buckel, Senior Planner
Town of Camp Verde
PO Box 710
Camp Verde, AZ 86322

Dear Ms. Buckel:

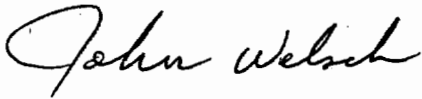
In regards to requested input and comment regarding Project Application SPR 2006-04 (Checker Auto Parts), the Camp Verde Fire District (CVFD) is requesting the addition of the below listed fire protection and life safety features not addressed in the preliminary site plan map:

1. Placement of a minimum of 2 fire hydrants in the 8-inch water main with neither of these appliances to be in a "dead-end" configuration. Hydrant placement to be at entrance driveway locations (or placed in a position where fire hose will not cross any roadway) allowing fire apparatus access while inbound to the property. Said hydrants to be consistent with standard Camp Verde Fire District specifications as previously installed by the Camp Verde Water Company, and located to effect attachment by CVFD fire apparatus and without obstruction by landscaping, architecture, or site improvement.
2. Installation of an approved and monitored automatic fire sprinkler system consistent with all of the requirements set forth in NFPA 13. This system will be accessible for fire ground operations through the placement of an approved Fire Department Connection (FDC) at the southeast corner (front) of the structure. If this location is not possible due to architectural or design issues, alternative placement of the FDC may be anywhere along the east wall of the building
3. The owner/occupant must submit plans concerning the storage and containment of all hazardous materials onsite. This plan must include containment of spills including full quantities for consumer commodity sized goods as well as possible bulk (55 gallon and larger) packaging that may be onsite.
4. The owner/occupant must submit plans for a fire detection alarm system as addressed in NFPA 72. Plans shall also be submitted for any additional life safety devices consistent with the International Fire Code, 2003 edition (emergency lighting, exit signs, etc.) as they apply to this Group M occupancy.
5. The CVFD is requesting placement of a secure locking key box (Knox Box) on the exterior of the structure with keys to open all exterior doors in case of an after hours emergency. Location of this box to be agreed upon at a later date between owner/occupant and CVFD representative.

Having shopped in other Checker Auto Parts stores, I have found them to all be designed to provide the necessary life safety requirements. I believe that if this structure is consistent with the others I have visited, it will adequately address all International Fire Code requirements.

The Camp Verde Fire District appreciates the opportunity to assist the owner of this new occupancy with meeting the requirements outlined in the International Fire Code, and looks forward to meeting the development team to welcome them to our town. We will provide whatever technical assistance is needed to bring this project to a successful completion; therefore, we would ask to be included in any upcoming planning sessions. Additionally, if there are any questions your staff may have regarding this occupancy, please do not hesitate to give me a call.

Respectfully,

A handwritten signature in cursive script that reads "John Welsch".

John Welsch
Assistant Chief

CAMP VERDE WATER SYSTEM, INC.
499 S. SIXTH STREET
P.O. BOX 340
CAMP VERDE AZ 86322
(928) 567-5281

09-27-06P03:49 RCVD

September 27, 2006

Nancy Buckel, Planner
Town of Camp Verde
P.O. Box 710
Camp Verde AZ 86322

RE: Checker Auto SPR 2006-04
Parcel No.: 403-23-103R
Owner: Mark Bergquist
Location: On Finnie Flat Road west of the entrance to Silverado at Simonton Ranch

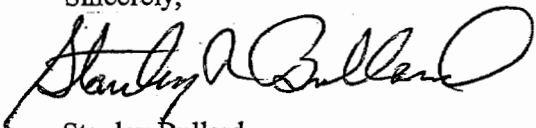
Dear Ms. Buckel:

This area is in our Certificate of Convenience and Necessity (CC&N) issued by the Arizona Corporation Commission (ACC). We are regulated by the ACC and are required to follow their Rules and Regulations. All Agreements and expansions must be approved by the ACC. We currently do have service in the area of the property and we may need to enter into an Advance in-Aid of Construction Agreement with the owner of the property in order to serve additional fire protection on this parcel. We do have a twelve-inch main line that parallels Finnie Flat Road on the north side and adjacent to the property. The Advance-In-Aid of Construction Agreement will allow us to install mains, services, fire hydrants and other infrastructure as needed for the project. As part of that agreement we will need to have a utility easements where our facilities will be placed. The Arizona Corporation Commission must approve the Advance Agreement before the agreement becomes valid. We will be able to serve this parcel and the proposed commercial area. The property will be served from this twelve-inch (12") main.

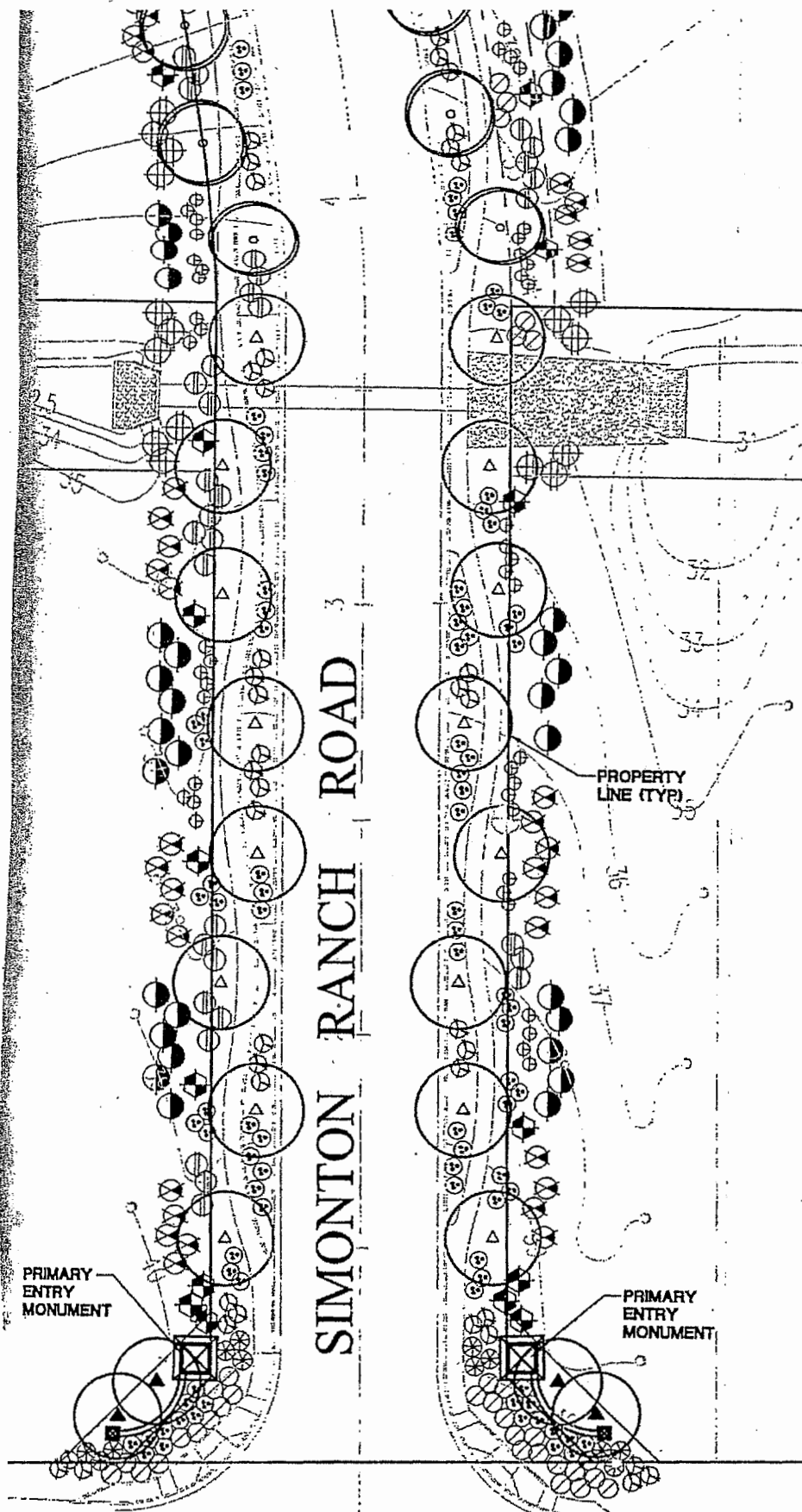
If the development requires fire protection and additional mains to serve the development, the Advance-in-Aid of construction agreement would include these facilities. Our Advance-In-Aid of Construction Agreements require us to collect the infrastructure fees up front and repay the Advance for refundable fees over a ten (10) year period, based on the revenue collected from bona fide customers. The refund is ten percent (10%) of the revenue collected (less taxes and fees) from these customers for ten years. Any balance remaining after ten years becomes a contribution to our company. Any facilities associated with fire protection are a contribution to the company and are not subject to refund. We are required by ACC to serve those developments located within our CC&N when there is a request for service.

We recommend approval of this requested SPR and look forward to providing service to this development. If you have any questions or need additional information, please call me at the above number.

Sincerely,



Stanley Bullard
Vice-President
Camp Verde Water System, Inc.



PRIMARY
ENTRY
MONUMENT


























SIMONTON RANCH ROAD

PROPERTY
LINE (TYP)

PRIMARY
ENTRY
MONUMENT

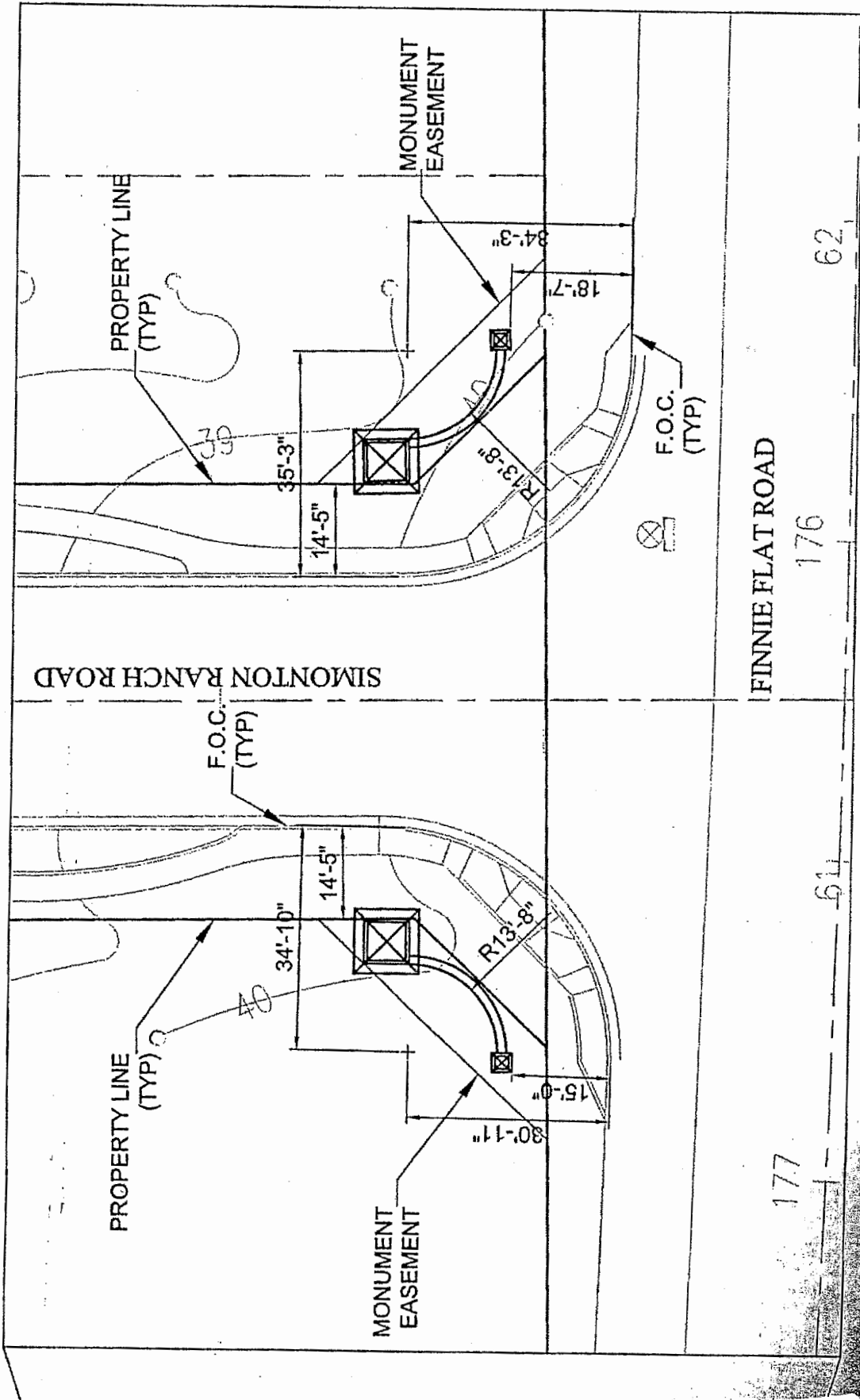
FINNIE

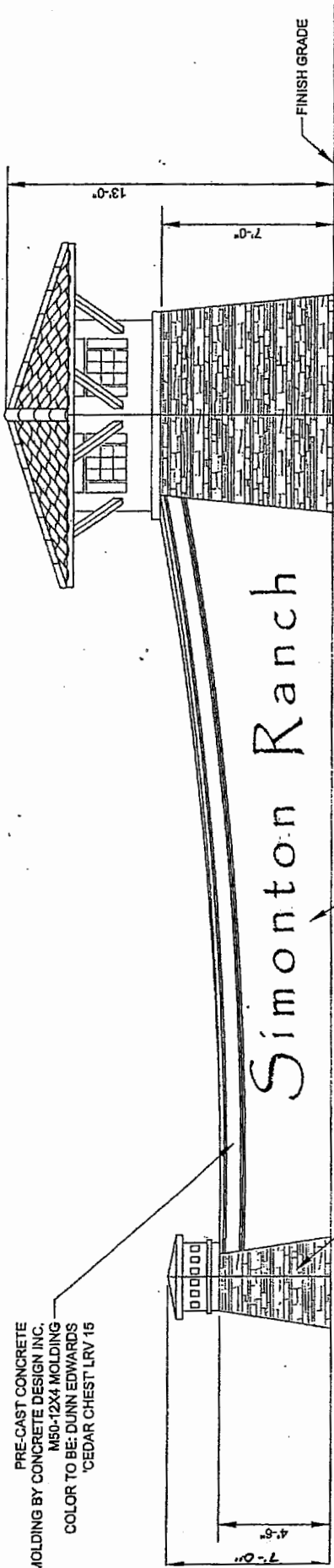
PLANT SCHEDULE

SYMBOL	BOTANICAL/Common Name	SIZE	QTY.	REMARKS
TREES (NOTE: SIZE AS SHOWN ON SCHEDULE UNLESS LABEL OTHERWISE)				
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX	64	STAKE AS REQUIRED
	PARKINSONIA PRAECOX PALO BREA	24" BOX	74	STAKE AS REQUIRED
	CELTIS LAEVIGATA VAR. RETICULATA HACKBERRY	15 GAL.	108	STAKE AS REQUIRED
	FRAXINUS VELUTINA "RIO GRANDE" FAN-TEX ASH	15 GAL.	98	STAKE AS REQUIRED
	POPULUS FREMONTII COTTONWOOD	15 GAL.	29	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	24" BOX	122	STAKE AS REQUIRED
	PROSOPIS PUBESCENS SCREWBEAN MESQUITE	24" BOX	23	STAKE AS REQUIRED
	PROSOPIS JULIFLORA VELVET MESQUITE	24" BOX	64	STAKE AS REQUIRED
SHRUBS				
	CAESALPINIA GILLESII DESERT BIRD OF PARADISE	5 GAL.	104	1 GPH EMITTER
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL.	633	1 GPH EMITTER
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL.	513	1 GPH EMITTER
	LARREA TRIDENTATA CREOSOTE	5 GAL.	549	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	679	1 GPH EMITTER
	VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD	5 GAL.	267	1 GPH EMITTER
ACCENTS				
	AGAVE PARRYII PARRY'S AGAVE	5 GAL.	167	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	103	1 GPH EMITTER
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	249	1 GPH EMITTER
	NOLINA MICROCARPA BEAR GRASS	5 GAL.	44	1 GPH EMITTER
	YUCCA BACCATA DATIL YUCCA	5 GAL.	33	.5 GPH EMITTER
GROUND COVER				
TURF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	37,300 SQ. FT.	POP-UP SPRAY HEADS
	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	1734	1 GPH EMITTER
	MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	1 GAL.	804	1 GPH EMITTER
SEED MIX				
	50% GREAT BASIN GRASS MIX/ 50% GREAT BASIN WILDFLOWER MIX BY: WILD SEED; TEMPE, AZ PH: 602-276-3536	-	78,000 SQ. FT.	1 LB/ 2000 SQ FT
MATERIAL				
	CONCRETE HEADER	6" x 6" CURBSTYLE	-	SEE DETAIL
NO SYMBOL	DECOMPOSED GRANITE "DESERT GOLD"	1/2" MINUS	-	2" DEPTH ALL LANDSCAPE AREAS
	DECOMPOSED GRANITE "DESERT GOLD"	1/4" MINUS	-	SEE DETAIL
	DECOMPOSED GRANITE RIP-RAP "DESERT GOLD"	3"-6" SCREENED	-	HAND PLACE AS SHOWN ON PLAN

NOTES:

- TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
- LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- TREES SHALL MEET SPECIFIED CALIPER SIZE WITHIN ONE YEAR OF INSTALLATION DATE.





PRE-CAST CONCRETE
MOLDING BY CONCRETE DESIGN INC.
M50-12X4 MOLDING
COLOR TO BE: DUNN EDWARDS
'CEDAR CHEST' LRV 15

STONE VENEER
CHARDONAY LEDGE
BY CENTURION STONE (TYP)

CMU WALL WITH SMOOTH
SAND STUCCO FINISH.
COLOR TO BE: DUNN EDWARDS
'PRACTICAL TAN' LRV 58

TOWER SHOWN FOR REFERENCE ONLY.
TOWER TO BE BUILT FROM ARCHITECTS
DRAWINGS, BY OTHERS.

Simonton Ranch

PRIMARY ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

NTS

TOWN OF CAMP VERDE

Council Agenda Action Form

Meeting Type: Regular Meeting

Meeting Date: November 29, 2006

Submitting Department: Administration

Contact Person: Bill Lee

Consent:

Regular:

Requesting Action:

Report Only:

Type of Document Needing Approval (Check all that apply):

Public Hearing

Resolution

Ordinance

Agreement/Contract

Emergency Clause

Acceptance/Approval

Special Consideration

Intergovernmental Agreement

Preliminary Plat

Grant Submission

Liquor/Bingo License Application

Final Plat

Special Event Permit

Special/Temp Use Permit

Other:

Agenda Text (be exact): Update, discussion, consideration and possible direction to staff and Town Attorney to consider possible Development Agreement with Griffith Enterprises. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A) (4) for discussion and consultation with the attorney in order to consider its position and instruct its attorney regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted to avoid or resolve litigation.

Staff Recommendation: None **Budgeted/Amount:** N/A

Finance Director Review (if item is unbudgeted, under budgeted, or exceeds budgeted amt)

Line Item/Fund: _____

Purpose of Item and Background Information: Ongoing Negotiations regarding Development Agreement with Griffith Enterprises.

List All Attachments as Follows: None

Type(s) of Presentation: Verbal Only

Special Equipment needed for Presentation:

Laptop Computer*

Overhead Projector

Remote Microphone

* Our laptop does NOT support a floppy disk (A-drive). All PowerPoint presentations must be saved to the hard drive or burned to a CD. Please advise any outside presenters of this requirement.

Please note: You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

Signatures of Submitting Staff:

William E. Lee

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY NOVEMBER 2, 2006
6:30 PM**

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

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Chairperson Witt, Commissioners Womack, Bullard, Freeman, Butner and Burnside were present; Commissioner Hisrich was absent.

Also Present: Community Development Director Nancy Buckel, Housing Director Matt Morris, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Freeman.

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 the Commission so requests.
 - a. **Approval of Minutes:**
October 17, 2006 – Special Session
 - b. **Set Next Meeting, Date and Time:**
November 9, 2006 – Regular Session – 6:30 p.m.
December 7, 2007 – Regular Session – 6:30 p.m.On a motion by Butner, seconded by Womack, the Commission unanimously approved the Consent Agenda, noting the correction to the Minutes of October 17, 2006 and cancellation of the November 9, 2006 meeting as discussed.

Commissioner Butner requested correction of a typographical error on Page 3 of the Minutes of October 17, 2006; Director Buckel advised the Commission that there were no items scheduled to be heard on November 9, 2006 and that meeting should be canceled.

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

Prior to addressing Item 6 Chairperson Witt recused himself because of a conflict of interest; Vice Chairperson Womack then presided over the meeting.

6. **Presentation, discussion and possible recommendation to Council for Site Plan Review 2006-04. A request made by Edward Sawyer Jr., agent for CSK Auto owner, for approval of a site plan for a commercial complex to be**

located on a portion of parcel 403-23-103X zoned C2-4 within the Simonton Ranch PAD. Property location is on the corner of Finnie Flat Road and Simonton Ranch Road.

On a motion by Womack, seconded by Freeman, the Commission voted unanimously to recommend to Council approval of Site Plan Review 2006-04, a request made by Edward Sawyer Jr., agent for CSK Auto owner, for approval of a site plan for a commercial complex to be located on a portion of parcel 403-23-103X zoned C2-4 within the Simonton Ranch PAD; subject to a landscape plan that either emulates or improves on and conforms to the plant sizes and densities and materials of the Silverado landscape plan as presented, dated 5-31-06.

STAFF PRESENTATION

Community Development Director Buckel explained that the subject request for a site plan review is for the first commercial project to be located in the Simonton Ranch at the corner of Simonton Ranch Road and Finnie Flat. Buckel detailed the proposed building size, number of parking spaces, and the planned square feet of landscaping for the parking area. Buckel also outlined the proposed buffer from the residential development to the north using a portion of the open space, the drainage easement and sewer easement. The requirement for curb, gutter and sidewalk is being addressed through discussions between the Town Engineer, the owner and Scott Simonton. The Town Engineer has requested a right-turn lane along Finnie Flat in connection with the project improvements.

APPLICANT'S STATEMENT

Edward Sawyer, Jr., architect, said that Director Buckel had described the project well and that he has received from her the design of the Simonton Ranch Road development and landscaping and sidewalk along that road. Mr. Sawyer confirmed that the developer plans to carry that same theme around onto Finnie Flat. For the record, as for the right-turn lane on Finnie Flat, Mr. Sawyer stated that if the developers "can get the engineering with the Traffic Engineer and everybody to agree that those turning radiuses and everything is correct," they will be happy to do that. He added that it should be possible to adjust the building back a few feet to compensate for a right-turn lane, and described other features in connection with parking and maneuvering space.

COUNCIL DISCUSSION

To begin the discussion, Buckel reviewed for the members the history of changes to the PAD from the original Homestead development approval to the current Simonton Ranch development, including lowering the residential density, and also increasing commercial as requested by the Town. In response to a concern regarding the change in commercial possibly creating a strip mall, since the subject project will be located on a portion of the increased commercial area on Finnie Flat Drive, Buckel explained that the original commercial design proposed as a village area was conceptual only. Also, the Town Engineer is requesting the right-turn lane along the entire stretch of Finnie Flat since it will become a very busy roadway with two residential subdivisions accessing off of it as well. The members discussed with Mr. Sawyer the basis for approval of the additional commercial area, the requirement that it would have attractive buildings and landscaping, as opposed to the strip mall concept. The issue of landscaping was discussed with Mr. Sawyer in detail; he assured the members that the corporate policy is to landscape both aesthetically and functionally, not just in accordance with any ordinances. Mr. Sawyer also pointed out that the model for landscaping that the project will follow is already established by the Simonton Ranch

development. Buckel pointed out that there are currently no specific regulations for landscaping and that the Council has requested development of landscape criteria as part of the design review requirements. Mr. Sawyer said the developer would be willing to conform to whatever the Council may subsequently require. Buckel reminded the members of the detailed landscaping plan for Silverado development in Simonton Ranch and the criteria included therein. Mr. Sawyer stressed that the landscaping for the subject project is not only important to the Simonton Ranch and the proposed commercial frontage, but also to the owner in the overall contextual concept. Buckel displayed the Silverado landscaping plan, pointing out the criteria listed, and Mr. Sawyer assured the Commission that it is the intent of the owner to follow through with that theme and to conform to the same sizes and densities, suggesting that Council can require that in connection with approval of the site plan.

There was further discussion regarding clarification of the building height indicated on the site plan, requirement for a solid screen or block wall between the residential and commercial areas, lighting, sidewalk, ability to provide for the required right-turn lane, and drainage provisions. Buckel confirmed that the Town has drainage criteria that the Town Engineer enforces. Striking a balance between individualism and contextualism while considering the wishes of the community was also discussed with the applicant.

After Item 6 was addressed and action taken, Chairperson Witt then resumed his seat of office and presided over the remainder of the meeting.

7. Discussion and possible recommendation to Council of the 6 (six) month rotation schedule for the Planning & Zoning Commission on the Design Review Board.

On a motion by Witt, seconded by Womack, the Commission voted unanimously to recommend to Council the appointment of Jim Bullard to serve as the P&Z Commission representative on the Design Review Board for the first rotation period.

Matt Morris said that in connection with the adoption of the Design Review Ordinance by the Council, to become effective in December, one member of the P&Z Commission should now be recommended to serve on the seven-member Board; the Council will make the final approval.

Following discussion, with input from staff, the members agreed that it was the intent of the agenda item, and the understanding of the Commission, to confirm the rotation schedule and to select a member to serve for the initial six-month term. After further discussion, it was the decision of the members that Commissioner Bullard be recommended for appointment for the initial six-month period.

8. Commission Informational Reports:

Bullard announced that a Sanitary District Board meeting is scheduled for November 16, adding that it is imperative that everyone should try to attend.

Womack advised the members that he is dealing with a personal issue and because of the nature of the problem, which he briefly outlined, some Council members have called for his resignation. Womack requested support from the other Commission members and stressed his keen interest in continuing to serve

on this Commission.

Burnside cautioned the members who may be planning to attend the Sanitary District Board meeting that they absolutely should not say the sewer is needed for future growth; it is needed for the existing Town.

Witt said that those planning to attend the P&Z Boards meeting in Phoenix tomorrow should meet at Town Hall at 6:15 a.m.

9. Staff Report

There was no staff report.

10. Adjournment

On a motion by Womack, seconded by Bullard, the meeting was adjourned at 7:58 p.m.

Rob Witt, Chairperson

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 2nd day of November 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2006.

Margaret Harper, Recording Secretary