

**AMENDED AGENDA #1
AGENDA**



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 22, 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) February 8, 2006 – Special Session
- 2) **FEBRUARY 8, 2006 – EXECUTIVE SESSION**
- 3) **JANUARY 25, 2006 – COUNCIL HEARS PLANNING & ZONING**

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

- 1) Regular Session – March 1, 2006 at 6:30 p.m.
- 2) Work Session – March 8, 2006 at 6:30 p.m.
- 3) Regular Session – March 15, 2006 at 6:30 p.m.
- 4) Council Hears P&Z – March 22, 2006 at 6:30 p.m.

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

6. **Discussion, consideration, and possible approval of Resolution 2006-675, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Amended Final Plat 2005-09 for Las Estancias Unit 2 Subdivision removing parcels 403-20-169, 403-20-170 and 403-20-171 from the subdivision consisting of lots 27, 28 & 29. THESE LOTS ARE LOCATED ON THE EAST SIDE OF THE MONDALE EXTENSION.** Las Estancias Unit 2 is located off Horseshoe Bend.

7. **Discussion, consideration, and possible approval of Ordinance 2006-A320, 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 404-24-054B and 404-28-002L consisting of approximately 1.09 acres from R2-4 to C1. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT.** The property is located on 7th Street and Finnie Flat 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**

7a. **DISCUSSION, CONSIDERATION, AND POSSIBLE APPOINTMENT OF PLANNING & ZONING COMMISSION MEMBER TO FILL THE TERM ENDING SEPTEMBER 2007.**

Councilor Hauser requested item #8:

- 8. Discussion and consideration of P&Z Ordinance Section 108.E(3) Height Limits and possible direction to staff to clarify this section.**
- 9. Discussion, consideration, and possible selection for the new Marshal's facility of the limestone color and whether it should be dry stacked or over grouted followed by approval of any additional costs.** Additional costs would be unbudgeted and come from contingency.
- 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: U. Jones

Date/Time: 2-21-06 4:20 p.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
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 25, 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 Baker, Councilors Hauser, Smith, Kovacovich, Parrish 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 Vice Mayor Baker.

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
 - a) **Approval of the Minutes:**
 - 1) There are no minutes for approval.
 - b) **Set Next Meeting, Date and Time:**
 - 1) Work Session – February 8, 2006 at 6:30 p.m.
 - 2) Regular Session – February 15, 2006 at 6:30 p.m.
 - 3) Council Hears P&Z – February 22, 2006 at 6:30 p.m.
 - c) **Possible acceptance of resignation letters from Trails Committee Members Jane Everts and Charlotte Salsman with appreciation for their service.**
On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.

Mayor Gioia expressed appreciation for all the work done by Jane Everts and Charlotte Salsman serving on the Trails Committee.

5. **Call to the Public for Items not on the Agenda.**
Norma Garrison explained that in doing some research on past surveys, she came across a copy of the Capital Improvement Plan study from 2000-2001, and distributed to the members copies of the outline of the study. The concern of Ms. Garrison is whether the Council is on track with the planning of the projects set forth in the outline, if more information is available in the archives, and which committees can use that valuable information. Ms. Garrison was advised to discuss her questions with the staff member assigned to her committee.

Lori Boyce said that contrary to what seems to be circulating, she is not against the Regional Park. As an adjacent property owner, Ms. Boyce said that any time there are meetings, or anything to do with the Park she wants to be notified and she wants to be involved so she can keep the neighborhood informed. She questioned the status of the committee as being ad hoc, that the agenda items reflect issues dealing with money, and expressed her anger over the meetings being held without notifying anyone in the adjacent area.

Rob Witt, mentioning petitions being circulated, then extolled the many virtues of Camp Verde, including the great events and the great future that the Town is facing. He urged everyone to cooperate and support the Council and the Manager, commenting on the current financial

improved condition of the Town, and to deal with issues without criticism. He also said that there must be solutions to save the farms while at the same time acknowledging the rights of property owners, and offered suggestions regarding the Ruskin land trade and the request for the Council not to be part of a negative culture.

There was no further public input.

6. **Discussion, consideration, and possible approval of Resolution 2006-673, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-02 for Millwood Estates Subdivision located on 50.36 acres consisting of parcels 404-04-021 and 404-05-085. This project is located off Quarterhorse Lane and will consist of 30 lots.**

A motion by Gioia, seconded by Baker, to table the item to the next Council hears P&Z meeting failed; Baker withdrew her second after discussion.

A motion by Gioia, seconded by Hauser, to table the item to the next available Council meeting, was withdrawn after discussion.

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to continue Item 6 until the February 1st Council meeting.

Mayor Gioia announced that a postponement of the subject item had been requested. A discussion followed regarding whether the Council could accommodate hearing the matter on February 1 as requested by the applicant. It was stressed that setting the hearing for that date was critical for the applicant because of the pending escrow closing.

There was no public input.

The Council agreed to address Item 9 prior to the remainder of the agenda.

7. **Discussion, consideration, and possible approval of Ordinance 2006-A319, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2005-A305, which amended the zoning map of the Planning & Zoning Ordinance from R1L-35 to R2-2 for parcel 404-30-029D for the purpose of development of a residential complex.**

On a motion by Baker, seconded by Parrish, the Council unanimously approved Ordinance 2006-A319, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2005-A305, which amended the zoning map of the Planning & Zoning Ordinance from R1L-35 to R2-2 for parcel 404-30-029D for the purpose of development of a residential complex.

Community Development Director Wright explained that the original owner of the development had agreed to limit the units to one story, a stipulation that was included in the ordinance for the final plat. By allowing construction of two-story units this developer would be able to provide underground parking to preserve the attractive appearance of the development. The requested 24-foot limitation for two stories would be less than the 28 to 30 feet that would be permitted for a one-story dwelling. The developers have worked with the neighbors who are in support of the development, and the Planning & Zoning Commission has unanimously recommended approval.

Dugan McDonald confirmed what Director Wright had presented, adding that the 24-foot restriction is the result of a compromise between himself and the adjacent property owners who are in support of the project. The Council discussed with Mr. McDonald the provisions for guest parking, and commended him for his work with the property owners saying that what he has done should be a good example for other developers to engage the neighbors and try to mitigate problems.

PUBLIC INPUT

Rob Witt commented on how Mr. McDonald has clearly demonstrated that he is good at working with people.

There was no further public input.

8. **Discussion, consideration, possible approval of reorganization of the Community Development Department, which includes the following:**
- a. **Hire a Code Enforcement Official full-time or part-time if an additional Administrative Assistant is hired.**
 - b. **Hire an Administrative Assistant (Grade 12) or a Planner (Grade 14) the Planning & Zoning Department, allowing the current Admin Assistant to work in the Building Dept.**
 - c. **Create a second public entrance to ease congestion.**
 - d. **Reduce conference room to create additional office space.**
 - e. **Work with Maintenance to organize space needs for the new filing system.**
 - f. **Purchase two vehicles for the Code Enforcement Officer and staff use.**

On a motion by Baker, seconded by Kovacovich, the Council by a 4-3 vote approved the reorganization of the Community Development Department in the following procedure: Hire a part-time Code Enforcement Official, a full-time Administrative Assistant, make the necessary physical repairs noted to make room in that department, and purchase the two vehicles that are budgeted in the amount of \$13,000; with 'no' votes by Smith, Parrish and Parry.

Director Wright reviewed the details set forth in his memo dated January 18, 2006, stressing the real problems with the increasing workload on the department caused by the surge in new subdivisions and building permits and the resulting difficulty in maintaining service levels for the public. There has also been an increase in revenue for the Town, much of which comes from the fees for those increased developments and building activities. The Council discussed with Wright in detail the problems that the department is experiencing, including the impact on employee morale and the need for increased manpower not only for the office operation but problems with code enforcement, as well as the physical changes proposed for a more efficient use of the office space and to better accommodate the public. Of the preferences expressed, one was to wait until budget time to make a decision, and another was to hire a full-time Code Enforcement Official and a full-time Administrative Assistant. There was general agreement on the immediate need for more manpower.

PUBLIC INPUT

Norma Garrison questioned who should have responsibility for providing information regarding the Arizona State Fire Code, and why inquiries are fielded from the Fire Department with instructions to call Town Hall. She believes that the Fire Department is not doing its job in not signing off on the Fire Codes, and that Planning & Zoning has enough on their hands and should not be responsible for those issues.

The Council explained that the Fire Department is not a part of the Town Government; Wright said that the Fire District has not adopted the Fire Codes and cannot enforce them whereas the Town has; the Town works with the State Fire Marshal. Ms. Garrison was advised that she could contact the Fire District Board if she wished to pursue the matter further.

There was no further public input.

9. **Director's update on drainage issues in the Cliffs subdivision.**
There was no action taken.

Community Development Director reviewed the history of the flooding issue affecting residents in the area of the Cliffs, and the efforts and plans of staff to address the problems. He outlined the commitment from developers for some of the corrections, and discussed with the Council some of the steps to be taken for bringing the drainage issue into compliance with what was originally designed for the subdivision, within approximately two to three months. During the detailed discussion, it was suggested and agreed that a time would be set up for the Council to review and ride the area with the engineer to address all the problems. Director Wright confirmed that Mr. Simonton is one of the developers that have made a financial commitment. In addition, the developers have agreed to take the drainage the way it was designed and to make the improvements as shown on both the Verde Ridge as well as the original Cliffs.

PUBLIC INPUT

Robert Johnson said that there are three new developments in the subject area, including the one on the Ridge that is now called The Views.

Carolyn Calvert, a resident from the area, personally thanked Mayor Gioia for his attention to the issues, and spoke at length regarding the research she has done, displaying pictures taken before and after the subdivision to demonstrate the current problems with drainage. Ms. Calvert said that a professional hydrologist must be involved to resolve the issues; furthermore, she intends to contact the State and the Federal Government for intervention if the Town does not take responsibility; her patience is wearing thin.

Rob Witt said that the developer is willing to participate in finding a solution, but if he does make corrections he feels that he would then be assuming responsibility, and that is a concern; that would not be the correct solution. Witt confirmed that the developer he spoke with is Scott Simonton, but said that he does not speak for Simonton.

There was no further public input.

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

There was no public input.

11. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

12. **Manager/Staff Report**

There was no Manager/Staff report.

13. **Council Informational Reports**

Parrish commended Hauser for going to Phoenix with the other Councilors as well as attending the meeting tonight since today is her 47th Anniversary.

Baker said that the meeting today at the Capitol with State legislators was a good meeting. She added a sad note to acknowledge the death of Barbara Piper on January 17, and that a memorial service at Westcott Funeral Home in Cottonwood will be held on January 28th at 10:00 a.m.

Smith reported on the meeting at the Capitol that included a presentation by the Governor, stressing the invaluable opportunity for networking with other towns at events such as this.

Gioia also reported on the meeting; earlier in the day, he had an appointment with the Director of the Department of Transportation on the 260 issue, together with two other Mayors from the Verde Valley. Gioia believes that the meeting may have helped move ADOT "off the dime." Gioia also agreed on the value of networking.

14. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 8:37 p.m.

Tony Gioia, Mayor

Margaret Harper, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the regular meeting of the Town Council of Camp Verde, Arizona, held on the 25th day of January, 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

TOWN OF CAMP VERDE
PO BOX 710
CAMP VERDE, AZ 86322
PHONE: (928) 567-6631

02-17-06P02:16 RCVD

COMMISSION/COMMITTEE/BOARD INTEREST FORM

NAME: AL RODDAN
PHYSICAL ADDRESS: 1487 N. HORSESHOE BEND # 79 CAMP VERDE
MAILING ADDRESS: SAME
PHONE (HOME): 928 567 3944 (WORK): _____
E-MAIL HOME or WORK : ARODDAN@IX.NETCOM.COM CELL PHONE: 928 301 9476

**WHICH COMMISSION/COMMITTEE/BOARD ARE YOU INTERESTED IN?
(ONE FORM FOR EACH COMMISSION/COMMITTEE/BOARD)**

- | | |
|--|---|
| <input type="checkbox"/> ADOT ADVISORY COMMITTEE | <input type="checkbox"/> EQUESTRIAN FACILITY COMMITTEE (EFC)
For EFC fax to (928) 567-8291 |
| <input type="checkbox"/> BOARD OF ADJUSTMENTS | <input type="checkbox"/> LIBRARY ADVISORY COMMISSION |
| <input type="checkbox"/> BOARD OF APPEALS | <input type="checkbox"/> PARKS AND RECREATION COMMISSION |
| <input type="checkbox"/> TRAILS & PATHWAYS COMMITTEE | <input checked="" type="checkbox"/> PLANNING AND ZONING COMMISSION |
| <input type="checkbox"/> HOUSING COMMITTEE | <input type="checkbox"/> TOWN COUNCIL (vacancy in middle of term) |
| <input type="checkbox"/> OTHER _____ | |

PLEASE ANSWER THE FOLLOWING QUESTIONS
(Attach additional sheet if necessary)

1. Why do you want to serve on this commission? I LIVE AND WORK IN Camp Verde AND HAVE A STRONG INTEREST IN HELPING MOLD OUR GROWTH. I ALSO WANT TO GIVE BACK TO THE COMMUNITY IN THIS IMPORTANT AREA
2. Tell us about yourself. How long have you lived in the area, your experience, your interest in the community. Any general information you believe pertinent. MY WIFE AND I HAVE LIVED IN CAMP VERDE FOR 3 YEARS. WE OWN THE WILLOWS AT CAMP VERDE, A 55+ COMMUNITY OF ~~ONE~~ 100 RESIDENTS. WE ALSO ARE STARTING A NEW MANUFACTURED HOME BUSINESS. I BELIEVE IN AFFORDABLE WORK-FORCE HOUSING IN THE COMMUNITY ALONG WITH A BALANCE OF COMMERCIAL AND RESIDENTIAL USE.
3. What experience and/or knowledge do you have that makes you uniquely qualified to serve on this commission? I HAVE A DEGREE IN ENGINEERING. I WAS A BUSINESS UNIT DIRECTOR OF A FORTUNE 500 COMPANY AND WORKED ON THE TECHNICAL AND SCIENTIFIC SIDE OF AIR POLLUTION MONITORING AND CONTROL.

4. What do you believe the duties of this commission are and how much time do you expect to spend accomplishing these tasks?

-It is the duty of the commission to balance use of
OUR VALUABLE RESOURCE, LAND, FOR THE BENEFIT OF
THE TOWN AND ITS RESIDENTS. I expect to spend
8-10 hr. per mo.

5. (Answer only if you are applying for Planning & Zoning Commission) Have you read the Camp Verde General Plan? How does the General Plan relate to decisions you will be making as a commissioner? What do you think of the General Plan as it is now and where do you see it going in the future?

I HAVE REVIEWED
the general plan. Once the plan is ADOPTED, ISSUES
before the commission will be weighed AGAINST IT
AND IF CONSISTANT WITH PLAN, THEN APPROVED. If not,
then rejected. The TOWN of Camp Verde will grow
We MUST be sure the INFRASTRUCTURE GROWS before
Development

SIGNATURE: _____

AJ Roddan

DATE: _____

6/15/06

FOR OFFICE USE ONLY

DATE CONTACTED & INVITED TO APPEAR BEFORE COUNCIL _____
STAFF CONTACTING INDIVIDUAL _____
DATE APPEARED BEFORE COUNCIL _____
DATE APPOINTED _____

Note: Interest forms will be held for a period of six months and reviewed as openings occur.

AGENDA



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 22, 2006
at 6:30 P.M.**

1. **Call to Order**

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2. **Roll Call**

3. **Pledge of Allegiance**

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

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

6. **Discussion, consideration, and possible approval of Resolution 2006-675, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Amended Final Plat 2005-09 for Las Estancias Unit 2 Subdivision located off Horseshoe Bend, removing parcels 403-20-169, 403-20-170 and 403-20-171 from the subdivision consisting of lots 27, 28 & 29 located on the east side of the Mondale Extension.**

7. **Discussion, consideration, and possible approval of Ordinance 2006-A320, 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 404-24-054B and 404-28-002L located on 7th street & Finnie Flat Rd. consisting of approximately 1.09 acres from R2-4 to C1 to allow for commercial development.**

- **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**

Councilor Hauser requested item #8:

8. **Discussion and consideration of P&Z Ordinance Section 108.E(3) Height Limits and possible direction to staff to clarify this section.**

- 9. **Discussion, consideration, and possible selection for the new Marshal's facility of the limestone color and whether it should be dry stacked or over grouted followed by approval of any additional costs.** Additional costs would be unbudgeted and come from contingency.
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There will be no Public Input on the following items:

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- 14. **Adjournment**

Posted by: J Paulsen

Date/Time: 2/17/06 9:00AM

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
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 8, 2006**

DRAFT

Minutes are a summary of the actions taken. They are not verbatim.
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1. Call to Order

Mayor Gioia called the meeting to order at 6:30 p.m.

2. Roll Call

Mayor Tony Gioia, Vice Mayor Jackie Baker, Mike Parry, Bob Kovacovich, Ron Smith and Brenda Hauser were present. Mayor Gioia announced that Councilor Parrish was absent because he was attending a ceremony to receive his 50-year pin from the Masons.

Also Present:

Marshal Dave Smith, Community Development Director Will Wright, Town Manager Bill Lee, Finance Director Dane Bullard, and Recording Secretary Jenna Paulsen

3. Pledge of Allegiance

4. Discussion, consideration and possible approval of minutes of Town Council meeting held on February 1, 2006.

Gioia advised that there was an error in the motion that was made to deny the Millwood Estates final plat. After a brief discussion and a motion by Baker, seconded by Hauser, the Council voted unanimously to discuss the matter in executive session.

The meeting was recessed at 8:52 p.m., and called back to order at 10:08 p.m.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to approve the February 1, 2006 minutes with the following proviso, that the motion to deny should have reflected Resolution 2006-673 rather than Ordinance 2006-A319, and that Ordinance 2006-A319 was still in effect.

Gioia asked that the Manager double-check information in the agenda packets to avoid errors such as this in the future.

4a. Presentation by Tom Belshe and Ken Strobeck from Arizona League of Cities and Towns followed by discussion and review of Council/Manager form of Government.

Ken Strobeck and Tom Belsche gave a brief history of the Council/Manager form of government that has been used since 1908. They advised that under this form of government, Council makes policies and the manager holds the responsibility to carry out these policies. This form separates the policy-making from the administrative portion of government. They explained that Council sets the guiding principles, while the manager implements the policy and works with the staff.

5. Discussion, consideration, and possible approval of minutes of Council-Staff retreat held on January 27, 2006.

On a motion by Hauser, seconded by Gioia, the Council voted to approve the minutes, with a correction to the third line up from the bottom should read February 10 instead of January 10.

6. Discussion and monthly update by the Finance Director concerning financial and personnel matters.

Bullard presented the monthly financial update, noting that January 2006 is at 56% of the fiscal year. He advised that January expenditures were \$100,000 over budget due to bi-annual payments in conjunction with paid holidays for the employees and the sales tax was not what it was previously. Bullard advised that the Town is right on the mark for the general fund. He also spoke of forecasting the Town finances for a 10- to 15-year time frame. Bullard advised that he expected to see an upward trend.

DRAFT

7. Discussion, consideration, and direction to staff concerning terms and lease amounts for the six (6) leases at Rio Verde Plaza.

Lee advised that Council had previously discussed this matter in executive session and that the Finance Director requested information relating to the rents. Lee reminded Council that they had not given direction in public following the executive session.

On a motion by Kovacovich, seconded by Baker, the Council voted unanimously to direct staff to write letters to the renters advising them of the new rent amount of \$600 per unit.

8. Presentation by Burgess & Niple Representatives Teresa Harris, Shirlee Rhodes, and James C. Campbell on the findings and conclusions in the 2005 Update to the Water Resource Plan – Phase I. This may be followed by discussion of the recommendation and strategies of water supplies management.

Shirlee Rhodes reviewed the Water Resources plan discussing ground water availability, demographic overview of growth, and water usage from 2004. She noted that we should consider using reclaimed water for dust control, golf courses, and industrial use. She discussed the GIS data base and staff training.

Public input

Robert Johnson stated that since we are going to buy the water company we should know how water they have in their wells.

Jim Bullard advised that they have two wells, with one pumping 600 gallons per minute and the other is at 271 gallons per minute.

9. Presentation by Burgess & Niple representatives(s) on the Camp Verde Water System Company Valuation and Condition Assessment. This may be followed by discussion, consideration and possible direction to staff to hire Burgess and Niple in the amount of \$117,000 to complete the scope of services for the Valuation and Assessment of the Camp Verde Water System.

On a motion by Smith, seconded by Baker, the Council voted unanimously to approve the \$117,000 expenditure for Burgess and Niple to complete the scope of services for the Valuation and Assessment of the Camp Verde Water System.

James Campbell spoke briefly and advised that there would be no presentation since the council had heard it before. Gioia stated that this is a process that we must go through, what the water company is worth, pipe conditions, high and low points.

10. Discussion, consideration, and possible approval of letter requesting additional time for the Town's consideration of Fred Ruskin's proposals of options to acquire trade lands for the Town. The property being considered is located off General Crook Trail and near I-17 interchange.

A motion by Gioia directing the Manager to send officially an agreement by e-mail, along with a verbal agreement to Fred Ruskin to extend the date by two weeks, failed for lack of a second.

On a motion by Baker, seconded by Parry, the Council voted unanimously to direct the Manager to send an e-mail response to Ruskin accepting his proposal.

Gioia stated that there were other options and considerations that the Council needs to be made aware of regarding the Ruskin proposal. Baker said that she would like to see some written documentation. Smith agreed and noted that there was a drop-dead date of February 10th. Gioia

disagreed and stated that we do not need to commit to any date until after the appraisal of the land. Baker mentioned that this needs to be in writing. Lee said that the questions could be answered if they go into executive session and suggested that Council combine both the agenda items (10) & (10a).

Gioia said that it has been brought to his attention that there is land that has been transferred to municipalities that gave opportunity for congress to grant land for these uses. Smith noted that the Town would have to pay the Forest Service and that Mr. Ruskin was offering his land at cost plus 15%. He said that if something better comes up, we can always cancel for any reason. Baker agreed with Smith and stated that she felt the information Gioia provided was unclear. Gioia responded that he spoke with Ruskin himself and that he just wanted to understand more of the facts. Kovacovich noted that it could be a long while if we had to wait on a congressional act.

Gioia requested that items 11 and 12 be combined and suggested going into executive session for legal advice on this item as well.

On a motion by Baker, seconded by Parry, the Council voted unanimously to go into executive session pursuant to ARS §38-431-03 A.3 for purposes of discussion and consultation for legal advice with the Town Attorney concerning the decision to ratify actions taken at the retreat.

The meeting was recessed at 8:51 p.m. and reconvened at 10:08 p.m.

Public input

Jane Everett asked why Council had not considered this earlier since February 10th is two days away. She suggested that Council request additional time and urged them not to pass up the opportunity.

Rob Witt said that he had mentioned this to all of Council over the past month. He said there is 18 months to fund and that Ruskin had offered to fund up to 85% of the financing. He urged Council to act on this and stressed that the Town needed to develop a good relationship with him (Ruskin).

Franklin Shill encouraged quick Council response because our neighbors to the north might take advantage of this land.

11. **Discussion, consideration, and possible action to ratify and action of the Mayor and Common council that could be construed as a formal action of the Council taken at a retreat by the Council on January 27, 2006 when the Council, department heads, together with members of the public who attended the retreat, by a show of hands, expressed their support for limestone on the façade of the new Marshal's Office Facility rather than river rock. In the event this show of support could be construed as formal action of the Council, the Council may elect to ratify the selection of limestone as the façade of the Marshal's office. The public may obtain a detailed written description of the action to be ratified, and all deliberations, consultation, and decisions by members of the public body that preceded and relate to this action to be ratified at the Office of the town clerk, 473 s. Main Street, Room 102, between the hours of 8:00 a.m. and 5:00 p.m.**

Item #11 to be combined with item #12.

12. **PowerPoint presentation on the new Marshal's facility façade and color. This may be followed by discussion, consideration and possible selection of both the façade and color.**
Following discussion, Council directed Mike Parry to make samples as soon as possible and place them at Town Hall.

DRAFT

Lee advised that the project needs to move forward. Smith suggested that we do the samples and have the public write down their choices and put them into a box for review. He explained to the public that the design concept that may impact future buildings.

Smith gave a brief presentation on placement of the façade. Parry explained various materials including over grout and limestone and volunteered to make samples of the two stones on 4x4 boards and have them on display at the Town hall.

Public Input

Rob Witt preferred limestone.

Winogene Harris said that she preferred the limestone, as it would complement the museum, library, and historical society.

Norma Garrison – Limestone

Jane Everett – Limestone color of the Boss Head house

Jim Bullard – Limestone, not too rustic

Robert Johnson said that Wendy's will be made out of part of this stuff if Council would like to see it.

13. Adjournment

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 10:16 p.m.

Tony Gioia, Mayor

Jenna Paulsen, Recording Secretary

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on the 8th day of February 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

STAFF REPORT:

Council Meeting of:

February 22, 2006

Title:

RESOLUTION 2006-675: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AMENDED FINAL PLAT 2005-09 FOR LAS ESTANCIAS UNIT 2 SUBDIVISION LOCATED OFF OF HORSESHOE BEND DRIVE REMOVING PARCELS 403-20-169, 403-20-170 & 403-20-171 THAT INCLUDES LOTS 27, 28, AND 29.

Description Of Item:

This amended final plat for Las Estancias Unit II eliminates about three acres from the prior approved final plat. This is being requested by the developer because of a technical error committed by the engineer during the platting process.

The original preliminary plat was approved on May 24, 2000. After the approval was granted, the developer applied to ADWR for a water adequacy report and received it based on 26 lots. On June 26, 2002 an amended preliminary plat was approved by Council that included 3 more acres and created 3 additional lots. The platting process progressed and, after the final plats for phases II & III were recorded, it was noted by the Department of Real Estate, that the water adequacy report was only for 26 lots. Therefore, the engineer recorded an error on his part and the developer is removing the three acres from the subdivision.

This amended plat will be granting approval to what was shown on the original preliminary plat that was reviewed and approved by Council on May 24, 2000 and granted water adequacy by ADWR. No other changes were made. The complete width of Mondale will be dedicated to the town on the plat.

At the Council's hearing on Planning and Zoning Matters of December 7, 2005 the Council referred this item back to the Planning Commission for review and comment. The Commission heard this item on January 5, 2006 where they voted unanimously to recommend to Council approval of the amended plat for Las Estancias Unit 2.

Attachments:

Yes

Prepared by:

Will Wright

Commission Hearing on: Final Plat Las Estancias

MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY JANUARY 5, 2005
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council 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, Commissioners Hisrich, Bullard, Morris and Parry were present; Commissioner Womack and Vice Chairperson Witt arrived at 6:31 p.m.

Also Present: Community Development Director Will Wright and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**
The Pledge was led by Commissioner Hisrich.
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:**
November 3, 2005 – Regular Session
 - b. **Set Next Meeting, Date and Time:**
January 12, 2006 – Regular Session – 6:30 p.m.
February 2, 2006 – Regular Session – 6:30 p.m.
 - c. **Approval of Quarterly Report:**
October – December 2005

On a motion by Bullard, seconded by Parry, the Commission unanimously approved the Consent Agenda 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 FP 2005-09:** An application submitted by Tom Pender-Pender Engineering, agent for Las Estancias at Camp Verde, LLC, owner of parcels 403-20-169, 170 and 171 requesting an amendment to the prior approved final plat for Las Estancias Unit II removing lots 27, 28, and 29 consisting of approximately 3 acres. This property is located on the east side of the Mondale extension.
On a motion by Womack, seconded by Witt, the Commission unanimously recommended to Council approval of an application submitted by Tom Pender-Pender Engineering, agent for Las Estancias at Camp Verde, LLC, owner of parcels 403-20-169, 170 and 171



requesting an amendment to the prior approved final plat for Las Estancias Unit II removing lots 27, 28, and 29 consisting of approximately 3 acres.

STAFF REPORT

Community Development Director reviewed the background leading up to the request for the subject removal of the three lots from the prior Final Plat that had been approved in 2000. Wright explained that the change is being requested because of a technical error committed by the engineer during the ensuing platting process that included approval of an amended preliminary plat in 2002 creating the additional three lots, and outlined in detail that process, as well as the procedure required to effectively correct that error. Basically the amended plat will be granting approval for what was presented on the original preliminary plat approved by the Council in 2000.

PUBLIC HEARING OPEN

Applicant's Statement

Tom Pender, Pender Engineering, adding to the explanation presented by Director Wright, said that as part of the development additional right-of-way has been acquired that will be dedicated to the Town on the plat, making Mondale a full roadway, and flooding issues have been resolved with the majority of the homeowners adjacent to the development.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

There was only a brief discussion, with the applicant confirming that a full width right-of-way for Mondale Road crosses the entire development.

STAFF COMMENTS

There were no further comments from staff.

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

There was no public input.

8. Commission Informational Reports:

Commissioner Morris said that he was again participating in the annual Leukemia-Lymphoma Society Cup to be held this year at Lake Pleasant next weekend, and was requesting donations; he is offering to the highest donator a one-day trip on his catamaran sailboat.

Commissioner Witt announced that he would donate \$150, making him the highest bidder at this time.

Commissioner Womack, announced for the record that he has been attempting to deliver a letter to Commissioner Parry, and passed that letter on to Parry.

Commissioner Hisrich said that he felt the Boards & Commissions Conference was excellent and he enjoyed the day.

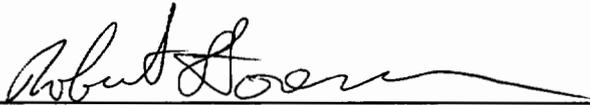
Chairperson Foreman welcomed everyone's attendance at the first meeting of the year.

9. Staff Report

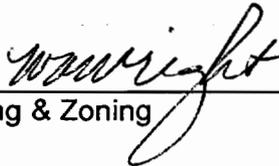
Director Wright said that further training tapes are available and he would be happy to set up a video presentation if interest is shown; he will bring a list to the next meeting of the items available. Wright also described plans for his department to add personnel and have some remodeling completed in order to better serve the public because of the anticipated continued increase in building activities adding to the workloads.

10. Adjournment

On a motion by Witt, seconded by Parry, the meeting was adjourned at 6:50 p.m.



Robert Foreman, 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 or the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 5th of January 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12th day of January, 2006



Margaret Harper, Recording Secretary



RESOLUTION 2006-675

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AMENDED FINAL PLAT 2005-09 FOR LAS ESTANCIAS UNIT 2 SUBDIVISION REMOVING PARCELS 403-20-169, 403-20-170 AND 403-20-171 FROM THE SUBDIVISION CONSISTING OF LOTS 27, 28 & 29. THESE LOTS ARE LOCATED ON THE EAST SIDE OF THE MONDALE EXTENSION.

WHEREAS, a request for an amended final plat (2005-09) approval was filed by Mr. Tom Pender, agent, for Las Estancias at Camp Verde LLC, owner of tax parcels **403-20-169, 403-20-170 AND 403-20-171** in Las Estancias Unit 2, and

WHEREAS, a preliminary plat was heard by the Planning Commission on May 4, 2000 and by the Common Council on May 24, 2000 in public hearings that were advertised and posted according to state law; the final plat was approved by the Common Council on October 6, 2004 with Resolution 2004-612; and recorded by Yavapai County Recorder on February 2, 2005 in Book 52/ Page 50 of Maps & Plats and

WHEREAS, the purpose of the amended Final Plat is to remove three acres from the Final Plat of Las Estancias Unit 2 containing parcels **403-20-169, 403-20-170 AND 403-20-171** and

WHEREAS, the construction of the infrastructure has been completed by the developer and approved by the town engineer, Arizona Engineering 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 2005-09 FOR LAS ESTANCIAS UNIT 2.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 22nd day of February 2006.

Tony Gioia, Mayor

Date: _____

Approved as to Form:

Town Attorney

Attest: _____
Deborah Barber, Town Clerk

LAS ESTANCIAS UNIT TWO AMENDED FINAL PLAT

In the Southwest Quarter of Section 13 & in the Southeast Quarter of the Southwest Quarter of Section 14, Township 14 North, Range 4 East of the City and Salt River Base and Meridian, Yavapai County, Arizona, Yavapai County Assessor's Parcel Numbers: 403-80-189, 403-19-219H & 403-18-216I

Book 12 of Maps, Pages 39

REVISION	DATE	DESCRIPTION
1	04-01-04	AS BUILT
2	02-21-04	REVISION
3	07-29-04	REVISION
4	07-29-04	REVISION

AMENDED FINAL PLAT
 In the Southwest Quarter of Section 13 & in the Southeast Quarter of the Southwest Quarter of Section 14, Township 14 North, Range 4 East of the City and Salt River Base and Meridian, Yavapai County, Arizona

Pender Engineering
 Tom L. Pender, P.E. - 28821
 Stan Dickey, R.L.S. - 32224
 P.O. Box 1848
 Callie, AZ 86308
 (928) 536-0788

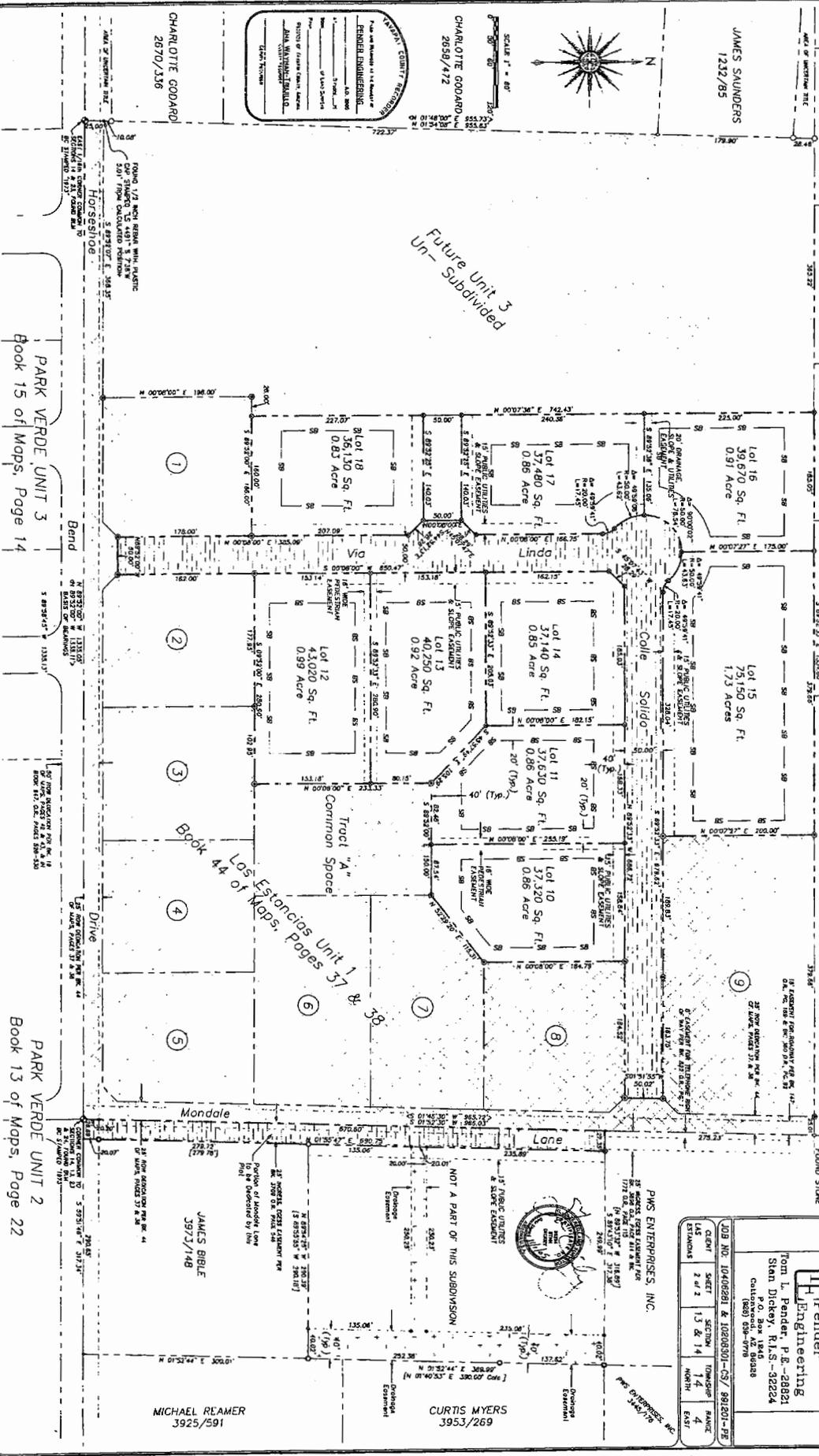
JOB NO.	104002891 & 102003001-05/ 891801-PE
CLIENT	2 of 2
SHEET	13 of 14
SECTION	14
TOWNSHIP	14 NORTH
RANGE	4 EAST
SECTION	14

PMS ENTERPRISES, INC.
 1727 OLD ROAD 113
 S. AVENUE 37
 25038



CURTIS MYERS
 3953/269

MICHAEL REAMER
 3925/591



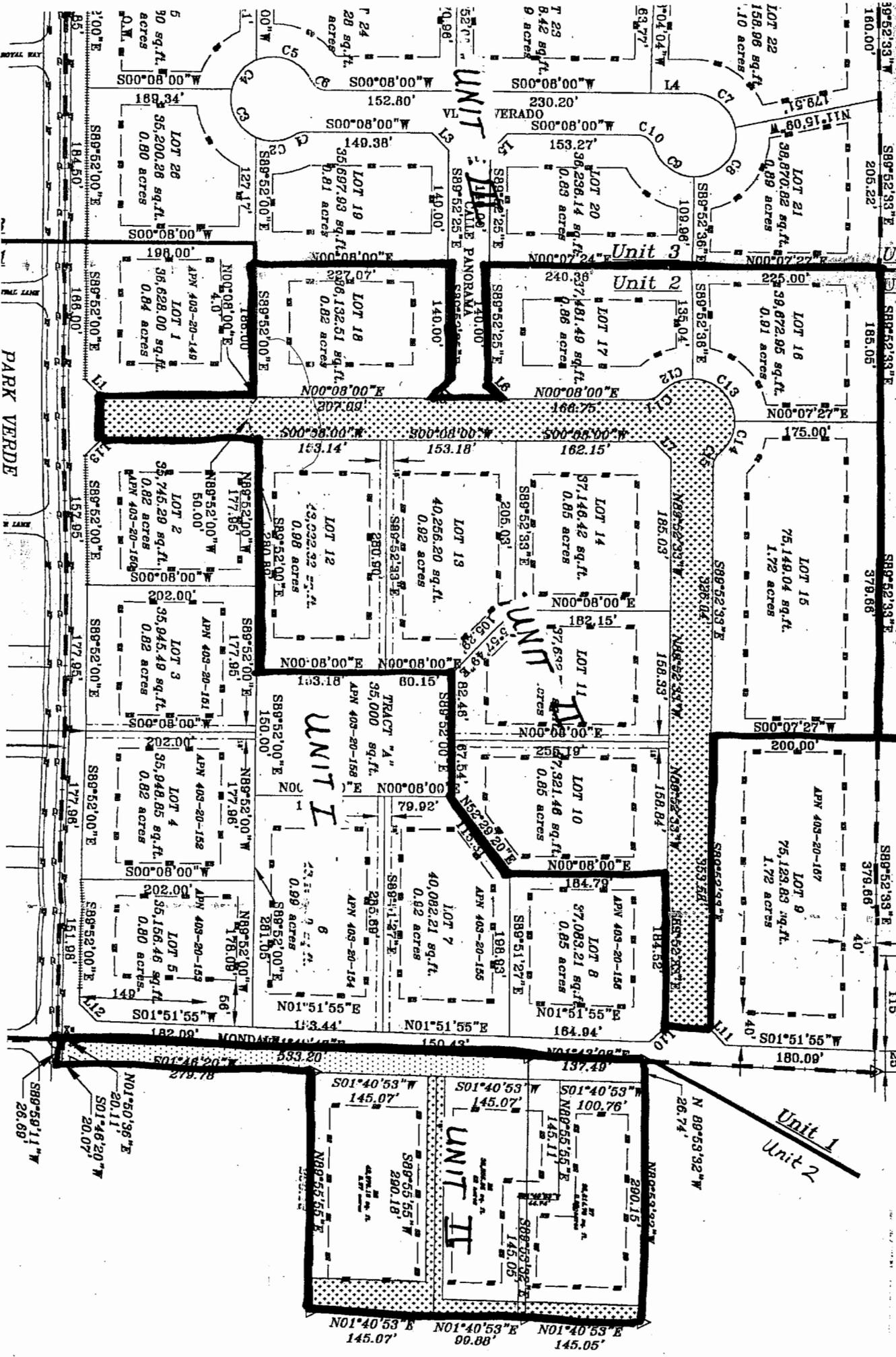
Proposed
AMENDED FINAL PLAT UNIT II

LAND SURVEYING
 PMS ENTERPRISES, INC.
 1727 OLD ROAD 113
 S. AVENUE 37
 25038
 (928) 536-0788

CHARLOTTE GODDARD
 2658/472

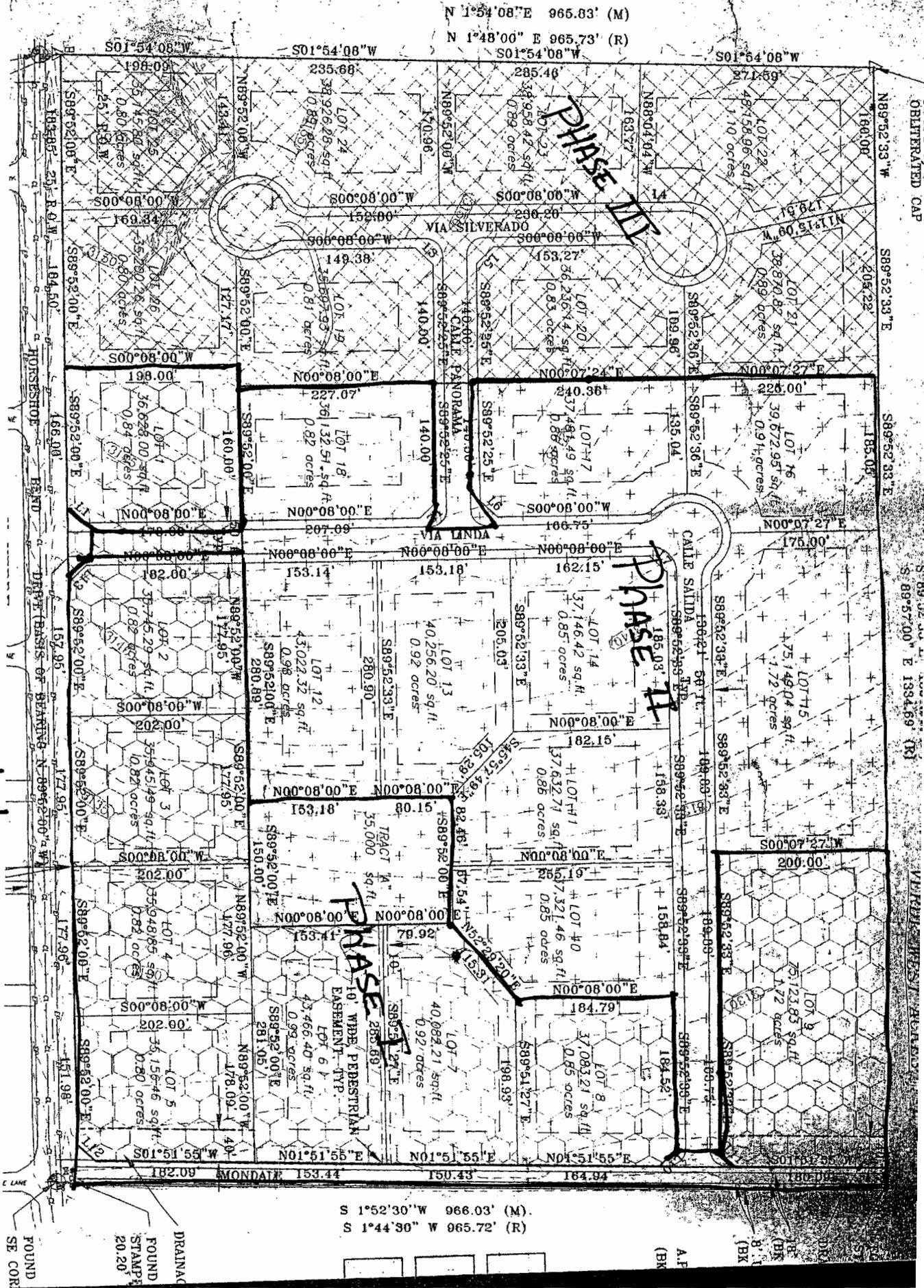
CHARLOTTE GODDARD
 2670/336

JAMES SAUNDERS
 1232/85



AMENDED Preliminary Plat
 APPROVED 6-26-2002

Original Preliminary Plat
Approved 5-24-2000



S 1°52'30" W 966.03' (M)
S 1°44'30" W 965.72' (R)

FOUND
STAMP
20.20

DRAINAGE

FOUND
STAMP
20.20

FOUND
COR

A.F.
(BK)

B.T.
(BK)

B.T.
(BK)

B.T.
(BK)

B.T.
(BK)

B.T.
(BK)

Staff Report

Council Meeting of:

February 22, 2006

Title:

Ordinance 2006 A320: An application filed by Weiss Magness Architects, agent for Gary E. Hirth, owner of parcels 404-24-054B & 404-28-002L requesting a zoning map change from R2-4 to C1 for a business office complex.

Description:

The parcel is located at the corner of 7th street and Finnie Flat Road east of the Post Office and consists of 1.09 acres. The General Plan shows these parcels to be Commercial. Therefore, this zoning map change request does not require a general plan amendment. This development would be considered as in-fill within the Downtown Planning District.

The current land use surrounding this property is as follows:

East: Apartments and Commercial

West: Post Office and Commercial.

North: Town homes and Commercial

South: Commercial and Residential

The applicant has provided a detailed narrative explaining the project in detail with accompanying site plan. It should be noted that all development will be subject to review through the building and planning and zoning for compliance to all pertinent regulations adopted and enforced by the Town.

Agency Responses:

Nine agencies have been notified of this proposed rezoning and the following have responded at this time.

Yavapai County Flood Control: The project is not impacted by any delineated floodplains, nor is it impacted by watercourses with tributary drainage areas of 80 acres or larger. Thus, the Flood Control District has no objection to this proposed ZMC.

Yavapai County Environmental Services: No comment.

Community Development Director: This request coincides with the current uses surrounding this acre site. Circulation will need to be considered when final site plan is submitted for design review, but the use being requested is reasonable. It should be noted that apartments, which are permitted in R2 zone, would probably create more traffic and circulation concerns than a small office building.

Commission

Recommendation: The Planning and Zoning Commission voted unanimously to recommend to Council approval of this rezoning with a stipulation that a traffic study be conducted before development commences. During the Commission's discussion there were questions concerning the retaining wall materials and concern for the design of the driveway near the corner of 7th Street and Finnie Flat for access to the lower parking area. The applicant agreed to look at some alternatives before creating the final site plan for Council review.

300' Letters: Twenty nine letters were sent out notifying the surrounding property owners and as of the writing of this report, no responses have been received.

Attachments: Yes

Submitted by: Nancy Buckel, Senior Planner

Commission Hearing On: ZMC 06-01

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

DRAFT

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 6:31 p.m.
2. **Roll Call**
Chairperson Foreman, Vice Chairperson Witt, Commissioners Hisrich, Womack, Bullard and Morris were present; there is currently one vacant seat.

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 Morris.
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:**
January 12, 2006 – Regular Session
 - b. **Set Next Meeting, Date and Time:**
February 9, 2006 – Regular Session – 6:30 p.m.
March 2, 2006 – Regular Session – 6:30 p.m.

On a motion by Womack, seconded by Witt, the Commission unanimously approved the Consent Agenda as amended with the following changes: No meeting on February 9, 2006, and a Joint Work Session scheduled for February 8, 2006 at 6:30 in the Council Chambers.

There was a brief discussion regarding the Consent Agenda with staff advising the Commission that there will be no meeting on February 9th, and that it is understood that a Joint Work Session has been set for February 8, 2006, to address the Ruskin Land Trade.
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 ZMC 2006-01:** an application submitted by Bobby Magness, Weiss Magness Architects, agent for Gary E. Hirth, owner of parcels 404-28-054B and 404-28-002L requesting a zoning map change from R2-4 to C1, allowing the

DRAFT

development of an office building. This property is located at the SE corner of Finnie Flat Road and 7th Street and consists of approximately 1.38 acres.

On a motion by Womack, seconded by Witt, the Commission unanimously recommended that Council approve ZMC 2006-01, an application submitted by Bobby Magness, Weiss Magness Architects, agent for Gary E. Hirth, owner of parcels 404-28-054B and 404-28-002L requesting a zoning map change from R2-4 to C1, allowing the development of an office building. This property is located at the SE corner of Finnie Flat Road and 7th Street and consists of approximately 1.38 acres, with the stipulation that there be a traffic study before development.

STAFF'S PRESENTATION

Community Development Director projected an overhead view of the subject site showing surrounding similar commercial uses. The applicant plans to construct an office building; and although, because of its location, the traffic circulation will be a challenge, it is considered to be manageable, and will be addressed during the platting.

PUBLIC HEARING OPEN

Applicant's Statement

Bob Magness referred to the preliminary site plan that was submitted for the project to illustrate his description of the plans for the office building to be built on the site in a two-tiered structure. Mr. Magness described the preliminary parking arrangement, landscaping, retaining walls and the provisions for egress and ingress, adding that he believes the project is very appropriate for the site.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No applicant's rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The main point of the discussion regarding the request for rezoning was the concern of the Commission about plans for egress and ingress because of the unique size and location of the parcel on a corner. During the discussion the applicant was unanimously commended for his conceptual drawing as well as the intended use of the parcel; however, because of the concerns regarding access the Commission determined that a traffic study was advisable, as well as an updated topography plan, and the applicant expressed his understanding and agreement. There was also a brief discussion regarding drainage.

STAFF COMMENTS

Director Wright had no other comments other than his appreciation for the conceptual drawing the applicant provided which, although not a part of the consideration for the rezoning, was very professional and helpful to the Commission.

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

There was no public input.

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8. Commission Informational Reports:

Commissioner Witt said he was glad to have the Joint Work Session on February 8th, that a response regarding the Ruskin deal was due by February 10th, and was a good opportunity to get the land at 15% over Forest Service appraisal. Witt shared information he had learned through research of the A.R.S. regarding stipulation of reversion of zoning to initial zoning.

Commissioner Bullard requested an update on appointment of a Commissioner to fill the current vacancy. Wright said he understands the notice is out, and Council would be making a decision soon; he also suggested the members invite those who might be interested to apply through the Clerk's office.

Commissioner Womack commented on the Council meeting last night and some of the issues that were addressed, and reminded the other members that their obligation is to follow the law in approving, disapproving and recommending projects. On that note, Womack shared his perception that the Council appeared to have acted contrary to State and Federal Constitutions.

Chairperson Foreman urged the members to all plan to attend the scheduled Work Session on the Ruskin Land Trade, an important issue for the Town.

9. Staff Report

Director Wright also commented on the opportunity for the Town to acquire over 500 acres in the Ruskin Land Trade, approved by the Congress and signed by the President; it would provide more land for the Town to work with for open space, recreation and affordable housing and other pressing issues. Wright also reported on the denial last night of the Millwood Estates subdivision, and the problem with an error in the motion; it will be necessary to have another hearing to correct the problem, or for ratification. There will be further consultations with the Town attorneys. Wright also described the physical changes to his office and addition of personnel that have been approved by Council. Wright also reminded the members of the availability of training through videos and printed material.

10. Adjournment

On a motion by Womack, seconded by Hisrich, the meeting was adjourned at 7:06 p.m.

Robert Foreman, 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 February, 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



ORDINANCE 2006 A320

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 404-24-054B AND 404-28-002L CONSISTING OF APPROXIMATELY 1.09 ACRES FROM R2-4 TO C1. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT.

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

WHEREAS, Ordinance 2006 A320 will promote the public health, safety, and general welfare of the general public; 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 approves Ordinance 2006 A320 for the purpose of rezoning parcels **404-24-054B** and **404-28-002L** from **R2-4** to **C1**. The legal descriptions are attached as **Exhibit A**.
 - A. The Zoning Map Change was reviewed by the Planning Commission on **February 2, 2006** in public hearing that was advertised and posted according to state law and by the Town Council on **February 22, 2006**.
 - B. The property is classified on the Town's General Plan Land Use Map as Commercial; 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 2006-01** is approved, based upon the following findings:
 - A. This development to be subject to final site plan review approval by Town Council.
-

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 **22nd day of February 2006**, 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

LEGAL DESCRIPTION

A PART OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31, T14N, RS5E OF THE B&SRB&M YAVAPI COUNTY, CAMP VERDE, AZ.

12-02-05P01:37 RCVD

CASE NO. 2006-01

PROJECT NO. ZMC 06-01

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 12/2/05 TAKEN BY UB
ASSESSOR'S PARCEL NO. 404-2A-05AB, 404-2B-002L FEES 500-
PRESENT ZONING R2-4 HEARING DATE February 2006
SUBDIVISION _____
ADDRESS OF PROPERTY Finne Flat Rd & 7th Street
Camp Verde, AZ

REQUEST: REZONE ABOVE MENTIONED PARCELS TO C-1
TO ALLOW ± 19,000 SF OFFICE DEVELOPMENT IN
PARCEL 404-2B-011A (EXISTING C-1).

OWNER Gary E. Hirth PHONE 602-820-3918 FAX _____
ADDRESS 4422 N. 24th St. CITY PHOENIX STATE AZ ZIP 85016
CONTACT PERSON Gary E. Hirth

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize Wess Magness Architects to act as my agent in the application.
Name of Agent _____
Signature of Owner [Signature] Date 12/4/05

AGENT Wess Magness Architects PHONE 602-956-8900 FAX 602-956-8903
ADDRESS 2817 E Camelback Rd. CITY PHOENIX STATE AZ ZIP 85016
CONTACT PERSON Bobby L. Magness

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 11/29/05



12-02-03P01:34 RCVD

December 2, 2005

Town of Camp Verde
Community Development Department
473 South Main Street, Suite 108
Camp Verde, AZ 86322

Attn: Development Application Staff

**Subject: Camp Verde Business Center, Finnie Flat Road and 7th Street
Request Narrative**

Dear Sir / Madam;

The following is presented to satisfy the Request Narrative submittal requirement for a zoning change regarding this proposed development. This document is intended to accompany drawing P1.0B, "Preliminary Site Plan", dated December 2, 2005.

□ **General Project Intent and Site Information-**

The project intent is to develop a two-story, ±19,000 SF speculative office building on a vacant hillside site located at the southeast corner of Finnie Flat Road and 7th Street in Camp Verde, Arizona. The proposed site consists of three parcels. Parcel 'A', currently zoned "~~R4-3~~", is located along the south edge of Finnie Flat Road, is triangular in shape and 5,563 SF or 0.13 acres in size. Immediately south of Parcel 'A' is Parcel 'B'. Parcel 'B', currently zoned "~~R4-3~~", is rectangular in shape and 41,612 SF or 0.96 acres in size. Parcel 'C', currently zoned "C-1", is located immediately west of Parcel 'B'-fronting onto both Finnie Flat Road and 7th Street, and is 27,522 SF or 0.63 acres in size. The adjacent properties to the east are zoned "~~R4-3~~", multi-family residential, and the property immediately located to the south is zoned "C1-3", commercial.

R2-4
R2-4
R2-4

To allow the proposed development two changes are requested:

- 1) Parcels 'A' and 'B' rezoned to "C1" commercial, and
- 2) Parcels 'A', 'B', and 'C' lot tied/combined into a single, 74,697 SF, 1.7 acre, "C1" commercial zoned parcel.

Proceeding Camp Verde's approval for the zoning change, a lot tie/combination request will be initiated through the Yavapi County Assessor's Office.

□ **Site Design-**

A tiered level concept is incorporated for the site design which helps integrate the building and parking areas with the natural topography of the existing hillside. The use of three main tiers are anticipated. The lower tier level accommodates pedestrian and vehicular site entry points, as well as, on-grade parking, mounment building identification signage, and a landscaped buffer/frontage along Finnie Flat Road. Along with the main building entry, the ground level of the office building shares the mid-tier level with an entry plaza/court, vehicular drop-off area, and accessible and visitor parking areas. The upper tier level consists of the second level of the office building and a separate parking/service area.

□ **Site Access-**

Pedestrian access onto the site originates from the northwest corner of the site at the intersection of Finnie Flat Road and 7th Street and continues south along 7th Street to the radial on-site sidewalk that leads to the main building entry plaza. An outdoor elevator/stair element is available to allow circulation to the second level of the office building at the upper tier level.

Two vehicular access points are provided to the lower tier level; the main entry drive is located off of Finnie Flat Road and secondary access off of 7th Street. The upper tier level parking is accessed by a new entry drive directly off of 7th Street.

Fire truck access to within 150'-0" of all portions of the building is achieved from 7th Street and from the driveways available at the lower and mid tier parking levels. All driveways have a minimum clear width of 24'-0" and a vertical clearance of 13'-6". A fire hydrant exists along 7th Street that is located within 600'-0" of all wall exposures of the proposed building.

□ **Parking-**

Proposed parking stalls and maneuvering drives comply with the Town of Camp Verde Zoning Ordinance. Standard spaces are 9'-0" wide x 20'-0" deep, drives are minimum 24'-0" at two-way traffic. Accessible spaces are 9'-0" wide with 5' adjacent aisles. Proposed parking space count meets the minimum requirement and complies with current usable counts. All parking stalls are within 165'-0" of building entry locations.

□ **Grading and Drainage-**

The proposed site construction will maintain established existing site drainage patterns. To minimize the impact of potential site cut locations, landscaped terraced masonry walls will be provided, mainly along the east and south property lines, designed to retain existing terrain to accommodate the proposed site design. Drainage entering the site from the south and east will be directed to an existing drainage way along the north property line that discharges northbound to an existing culvert pipe under Finnie Flat Road. A hydrology analysis will be provided prior to permit submittal if required by Camp Verde.

□ **Site Utilities-**

Domestic water, sewer, and natural gas mains exist along Finnie Flat Road. An additional sewer main and underground telephone service is available along 7th Street. An existing electrical easement extends across the southeast portion of the project site.

□ **Vegetation and Landscaping-**

All areas of the project site will be provided with landscape and ground cover in accordance with Town of Camp Verde Planning and Zoning Ordinance. Special attention will be made in regards to the extent and application of exposed masonry retaining walls visible from the project site frontages. Parking areas will be provided with landscaped planters and screen walls where required. New vegetation planted on steep site inclines will be selected appropriately for its specific condition and/or located in specifically designed locations. Newly developed areas will be landscaped using a palette of plant materials complementary to that used on adjacent properties.

□ **Exterior Site Lighting-**

Lighting schemes and fixtures will be designed to compliment the architectural character of the building, complying with Planning and Zoning Ordinance standards, and implemented with respect to the adjacent residential properties.

□ **Architectural Design and Details of the Project-**

The architectural style of the office building is conceived to be that of a contemporary southwest territorial style consisting of varying parapet heights, deep window and door fenestration, exposed beams, with massive walls and columns. Various shades of soft earth tone colors on smooth stucco/plastered wall surfaces with stone veneer accent columns and vertical elements will constitute the main material palette. Schematic building elevations will be submitted to Camp Verde for approval prior to permit submittal.

□ **Signage-**

New signage is anticipated for on-site directional, building identification, and project monument signs. Signage will be designed and integrated with the architectural character of the building.

This concludes our Request Narrative. If you require any additional information or clarifications, please contact us at your convenience.

Sincerely,



Bob L. Magness, Architect
Weiss • Magness Architects, Inc.
2817 E. Camelback Road
Suite 520
Phoenix, AZ 85016
(602) 956-8900 (voice)
(602) 956-8903 (fax)

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

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

~~404-28-011A~~
~~404-24-054B~~

Parcel Number: 404-28-002L Date: 12/2/05
Owner: GARY E. HIRTH G86, LLC.
Address: 4422 N. 24th Street, Phoenix, AZ 85016
Phone: (602) 820-3918

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 Bobby Magness of Wass Magness Architects, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to June 1, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

[Signature]

Owner(s)

State of Arizona
County of Maricopa, ss.

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

 CAROL M. KIRKLAND
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
My Commission Expires 7/10/2007

Carol M. Kirkland, Notary Public

TOWN OF CAMP VERDE COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 06-01

Parcel No. 0404-28-011A
404-24-054B
404-28-002L

Date: 12/02/05

Legal Description: see attached.

Name: Bobby L. Magness

Address: 2817 E. Camelback Rd, S-520, Phx, AZ 85016

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

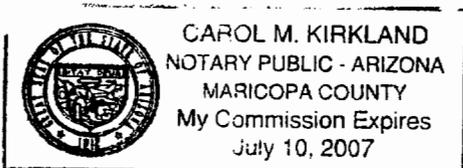
12/2/05
Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 2 day of December, 2005, before me, the undersigned Notary Public, personally appeared GARY E. HIRTH who executed the foregoing instrument for the purpose therein contained.

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



[Signature]
Notary Public
7/10/2007
Date Commission Expires

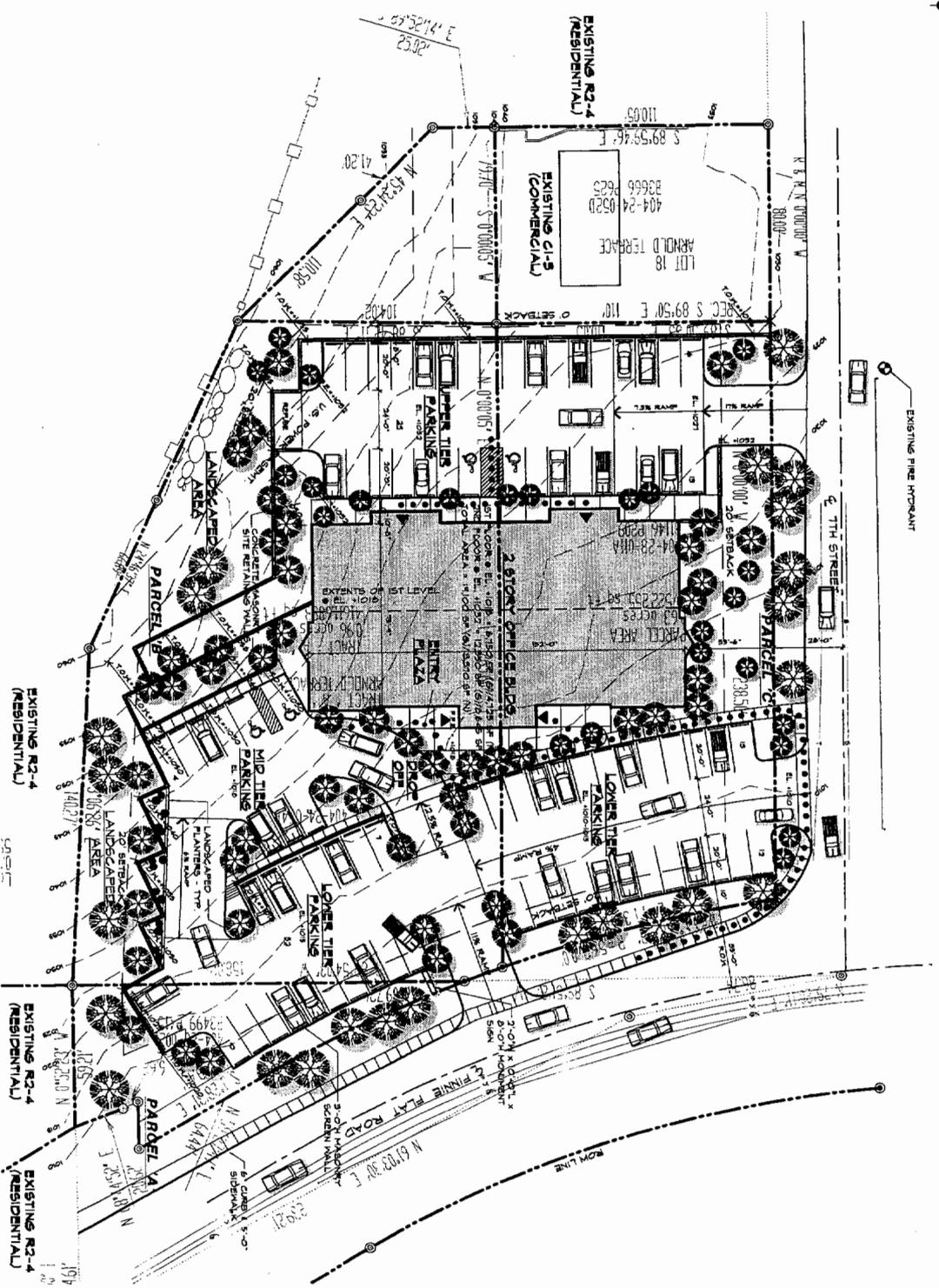
DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-24-054B, 404-28-002L, 404-28-011K

APPLICANT'S NAME Bobby L. Magness,
WeissMagness Architects

PROPERTY ADDRESS Finnie Flot Rd. @ 7th Street
Camp Verde, AZ

DIRECTIONS TO PROPERTY Southeast corner of
Finnie Flot and 7th Street, Camp
Verde, AZ



PROJECT DATA

PARCEL AREA	CURRENT ZONING	PROPOSED PARCEL ZONING
PARCEL A-1	R2-4 (RES)	C1 (COMM)
404-2B-002L	0.18 AC	R2-4 (RES)
404-2B-002R	0.46 AC	R2-4 (RES)
404-2B-003	0.89 AC	C1 (COMM)
404-2B-01A	1.73 AC (14,425 NET SF)	C1 (COMM)
TOTAL AREA	14,425 SF NET	C1 (COMM)

BUILDING AREA	LEVEL 1	LEVEL 2	TOTAL BLDG
14,425 SF NET	6,750 SF (68,026 NET)	12,930 SF (129,026 NET)	11,000 SF (109,026 NET)
			1,970 SF (1,970 NET)

LOT COVERAGE	CONSTRUCTION TYPE	OCCUPANCY TYPE	BUILDING HEIGHT	PARKING REQUIRED
12,930 / 14,425 = 89.6%	V-6 (SPRINKLERED / A-F B)	B (OFFICE USE)	150'-0" MAX FROM FINISH GRADE	1 SF PER 200 SF NET) ± 1 PER EMPLOYEE
				13,510 SF / 200 = 67,550 SF BATES W/ 2 EMPLOYEES EA) = 67,550 ± 21
				TOTAL REQD PARKING = 67,550 ± 21

PARKING PROVIDED	LOADING SPACE (REQUIRED)	DRIVEWAYS PROVIDED
81 ± 11'-0" x 20'-0" STANDING STALLS 4 ± 11'-0" x 20'-0" STANDING STALLS 55 TOTAL PARKING STALLS	120,000 - 50,000 SF	34'-0" WIDE HWY

VICINITY MAP

WEISS MAGNESS ARCHITECTS
387 West Commercial of Suite 200 Phoenix, AZ 85008
ARCHITECTS
PHOENIX, AZ
TEL: 602-542-8800
FAX: 602-542-8800

GCON

**CAMP VERDE BUSINESS CENTER
7TH STREET & FINNIE FLAT ROAD
CAMP VERDE, ARIZONA**

DEVELOPER: **DRILLING**

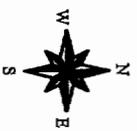
D1.0B

DATE: 06/28/2011

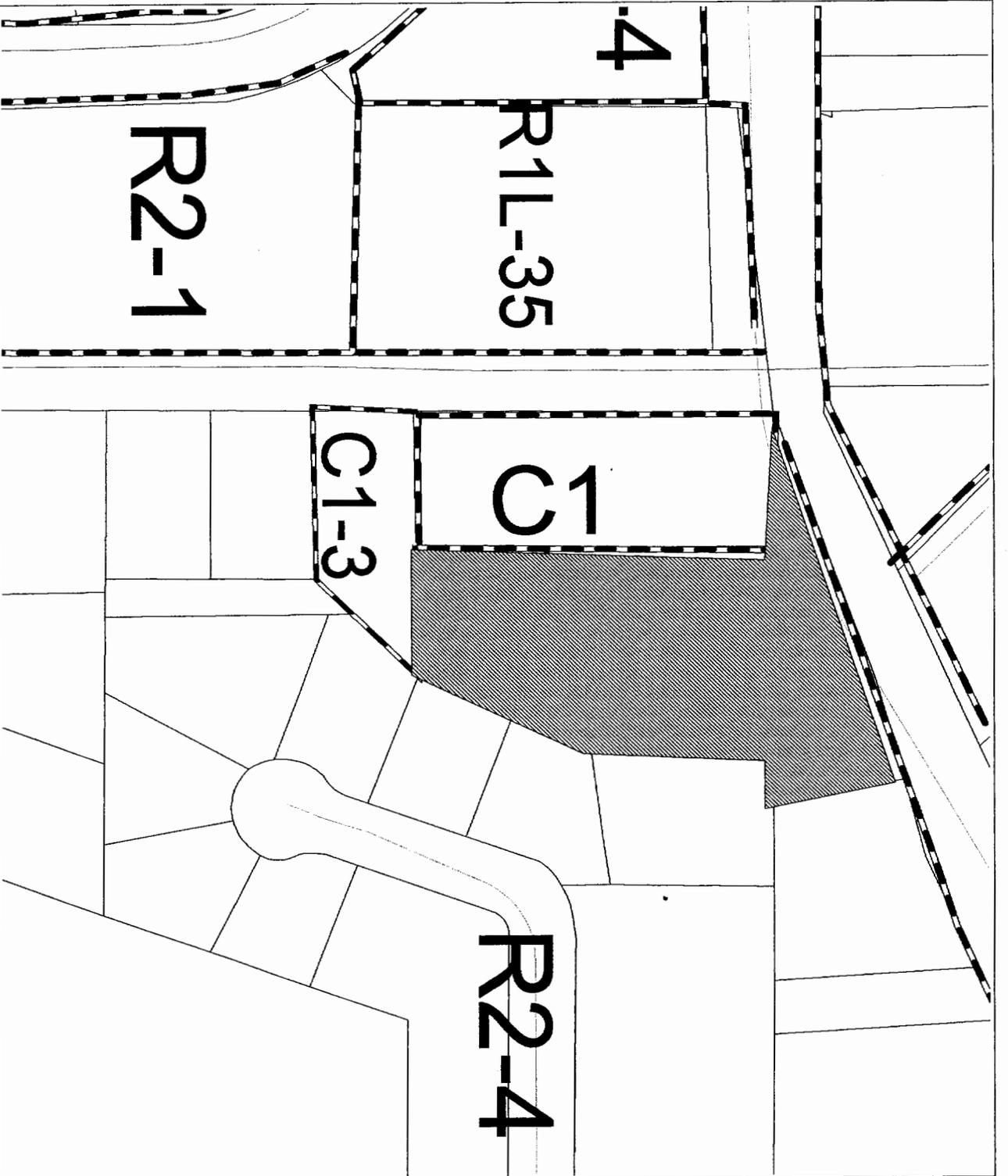
SCALE: 1" = 20'-0"

ZONING MAP FOR
CAMP VERDE BUSINESS PARK

 SUBJECT PARCELS



 Zoning Districts
 6-23-05 clipped parcels.shp
 Regional roads clipped.shp



4

R1L-35

R2-1

C1

C1-3

R2-4

0.09 Miles

**COUNCIL
AGENDA ITEM REPORT**

Council meeting of: February 22, 2006 – Council Hears P&Z

Title: Discussion and consideration of P&Z Ordinance, Section 108.E.3 Height Limits and possible direction to staff to clarify this section.

Budgeted item: N/A

Description of Item: I believe that Council should consider limiting building heights to 2-stories and/or limit higher building heights in certain areas.

Council Member's Recommendation: Direct staff to go through the necessary process to clarify Section 108.E(3), Building Heights.

Comments: I have attached a copy of Ordinance 2005-A294, which recently amended Section 108.E, a number of documents from the Town's General Plan, and a newspaper article for Council's review.

Attachments: Yes

Prepared by: D. Barber for Councilor Brenda Hauser

animals, regardless of number, size or type, in a manner which constitutes a nuisance and which impairs the enjoyment or use of nearby properties or violates other legal restrictions the properties are subject to.

E. HEIGHT LIMITS:

1. Towers, Poles, Tanks, etc.: The district height limitations for buildings are not applicable to spires, cupolas, chimneys, flues, vents, poles, beacons or towers; nor to any bulkhead, elevator, tank (or similar) extending above a room when same occupies no more than 25 percent of such roof area.

a. Unless shown by design proof of collapse safety, based on engineering data, any structure as listed above must be so located on a lot that its length (in case of collapse) would be contained within the bounds of the lot.

2. Fences and Free Standing Walls:

a. The maximum height of a fence or freestanding wall is determined by measuring from the ground level at the base of the fence or wall.

b. Fences and freestanding walls within the required yards or setbacks shall maintain the following maximum heights for that solid or opaque portion which obstructs the passage of air or light more than fifty percent (50%):

1) On any residentially zoned lot (or that portion of other adjoining lots): four feet in front yard and six feet in side or rear yards.

2) On Commercial and Industrial Zoned lots: eight feet.

3) Three feet within the triangular area formed by measuring ten feet along the boundary of roadways and drives from their intersection. This three-foot limit includes hedges and other plantings.

4) Where a fence or wall is required as a screening or other protection for residentially zoned lots, it shall comply with the height limits for fences on residentially zoned lots.

3. Buildings:

a. No portion of any building exceeding 4' shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.

b. Buildings may exceed the height limitation noted in Table 4 - Density Regulations to a maximum of 50'. The additional setback requirements will be figured using the following formula: (Building Height - 30') +20' = minimum setback distance.

F. ACCESSORY USES AND STRUCTURES:



ORDINANCE 2005 A 294

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING SECTION 108 OF THE ZONING ORDINANCE AMENDING THE HEIGHT LIMITS AND SET BACK REQUIREMENTS .

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 text regulations of the Planning and Zoning Ordinance by the Town Council, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions.

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

Section 1. Section 108 of the Zoning Code is hereby amended to modify the following:

SECTION 108

E. HEIGHT LIMITS:

1. **Towers, Poles, Tanks, etc.:** The district height limitations for buildings are not applicable to spires, cupolas, chimneys, flues, vents, poles, beacons or towers; nor to any bulkhead, elevator, tank (or similar) extending above a room when same occupies no more than 25 percent of such roof area.
 - a. Unless shown by design proof of collapse safety, based on engineering data, any structure as listed above must be so located on a lot that its length (in case of collapse) would be contained within the bounds of the lot.
2. **Fences and Free Standing Walls:**
 - a. The maximum height of a fence or freestanding wall is determined by measuring from the ground level at the base of the fence or wall.
 - b. Fences and freestanding walls within the required yards or setbacks shall maintain the following maximum heights for that solid or opaque portion which obstructs the passage of air or light more than fifty percent (50%):
 - 1) On any residentially zoned lot (or that portion of other adjoining lots): four feet in front yard and six feet in side or rear yards.
 - 2) On Commercial and Industrial Zoned lots: eight feet.
 - 3) Three feet within the triangular area formed by measuring ten feet along the boundary of roadways and drives from their intersection. This three-foot limit includes hedges and other plantings.

- 4) Where a fence or wall is required as a screening or other protection for residentially zoned lots, it shall comply with the height limits for fences on residentially zoned lots.

3. **Buildings:**

- a. No portion of any building exceeding 4' shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.
- b. Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50'. The additional setback requirements will be figured using the following formula: (Building Height – 30') +20' = minimum setback distance .

G. **DENSITY FORMULAS:** are hereby established for each Density District for the purpose of determining (where applicable) the amount of lot area required for each dwelling unit, hotel or motel unit, or mobile/manufactured home park space.

1. **Applying Density Regulations:** The following Density Districts and regulations are intended to be combined with the appropriate Use Districts. The density provisions in the accompanying chart, together with applicable general provisions of this ordinance shall regulate building heights, yards, lot sizes, lot area per dwelling unit, lot coverage and distance between buildings.
2. ~~**Requirements of the Density Regulations:**~~

A=ACRES

*** Building height is determined by using the currently adopted Unified Building Code (UBC)**

***see Section 108E for Height Limit exceptions**

2. Requirements of the Density Regulations:

- 2.a.** In applying density Formulas to determine the number of units allowed on a lot, any easements ~~or right-of-ways~~ dedicated by the property owner shall not be deducted from the original lot size.
- 3.b.** For C1, C2, C3, M1 and M2 Districts, the minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property.
 - a.1)** A setback of twenty (20) feet shall be required whenever a lot zoned commercial or industrial is next to a lot zoned for residential purposes.*
- b.c.** Front and exterior side yard requirements shall be observed in all cases.

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

Section 3. 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.

Section 4. This ordinance is effective upon completion of publication and any posting as required by law.

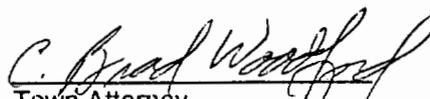
PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 26th day of January 2005.


Mayor

Date Jan 26, 2005

Approved as to form:

Attest: 
Town Clerk


Town Attorney

There was no further public input.

After a brief further discussion, including concern about passing a law that has not been perfected, the motion to table the item failed. The Council then took action to approve the proposed Ordinance, with stipulations.

A recess was called at 8:36 p.m.; the meeting was reconvened at 8:41 p.m.

9. **Discussion, consideration, and possible approval of Ordinance 2005-A293, an ordinance of the Mayor and Common Council of the Town of Camp Verde amending Section 103 of the Zoning Ordinance amending definitions.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Ordinance 2005-A293, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 103 of the Zoning Ordinance amending definitions.

STAFF PRESENTATION

Director Wright advised the Council that there were a few definitions of items that needed to be added to clarify what staff is trying to do in connection with Sections 108 and 109 of the Zoning Ordinance. The Commission recommended approval as provided to them.

COUNCIL DISCUSSION

The discussion confirmed that it would be proper to go ahead and approve the Ordinance based on the action taken in the preceding item.

10. **Discussion, consideration, and possible approval of Ordinance 2005-A294, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance amending the height limits and set back requirements.**

On a motion by Baker, seconded by Teague, the Council unanimously approved Ordinance 2005-A294, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance amending the height limits and setback requirements, with the red-lined changes.

STAFF PRESENTATION

Director Wright said that the subject was an area of some concern because the Town did not have much industrial zoned property. Some of the activities such as commercial and minor manufacturing should be allowed under C-3 under certain conditions including closed buildings, and the proposed amendment provides for greater flexibility and addresses building heights. The red-lined changes were suggested by the attorney; the 50-foot limit was set by the Fire Department based on its current equipment. Wright outlined the reasoning for the basic changes addressing setbacks, square footage, types of activities and use permits.

COUNCIL DISCUSSION

The Council agreed on the need for the commercial design review to start moving forward, and commended staff on the work done.

PUBLIC INPUT

Rob Witt confirmed that the red-lined changes are the same intention that Planning & Zoning had, and they are unanimous with staff on the item.

There was no further public input.

11. **Discussion, consideration, and possible approval of Ordinance 2005-A295, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai**

CHAPTER 1 INTRODUCTION

When describing their town, Camp Verdeans use terms like western, rural, friendly, and historic. The community's biggest assets are listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for shopping opportunities, and maintaining the western/rural character of the town and its visual attractiveness. More employment opportunities and reasonably priced housing are also recognized, as needs to be fulfilled.

While Camp Verdeans look to the future, they have expressed concerns for water quality and quantity, an increase in traffic, and a lack of medium priced homes. At the same time, residents list job opportunities, neighborhood upkeep, and preservation of ample open space as the community's greatest needs.

VISION STATEMENT

Camp Verde will maintain its western, rural, friendly, and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing. Natural resources such as water and open space will be a priority for concern. Commercial and residential areas will be neat and appealing in appearance so as not to distract from the natural beauty and mountain vistas of the Town.

HISTORY OF STUDY AREA

Located in Yavapai County near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley. The Camp Verde area was utilized and inhabited by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared. Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. Native Americans used salt, mined from the area, for medicinal purposes and as a trade commodity.

Over 800 years later, Euro-Americans first entered this area. A period of exploration followed. In 1865, the Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (the name was changed in 1868) had begun. In 1879, Camp Verde was renamed Fort Verde to denote permanence.

In the 1950s, when the historic salt mine closed, the next generation of Camp Verdeans sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents commute to the metro Phoenix area, Prescott, and Flagstaff for jobs in various construction trades and professional services.

Population demographics have also changed in Camp Verde. According to the 2000 Census figures, at 41 percent, of the population is between the ages of 20 and 55 years. That is an increase from the 1990 Census of 38.4 percent. Between 1990 and 2000, the fastest growing segment of the community was the population between five and 19 years of age, from 6.8% percent in 1990 to 20.7% in 2000. The population over 62 years of age has experienced a slight decrease from 26% of the population in 1990 to 23.5 percent of the population in 2000.

CHAPTER 1 INTRODUCTION

TOPOGRAPHY AND CURRENT LIFESTYLE

At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42 degrees F and a maximum of 80 degrees F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.

If its water supply were limited only to precipitation, then the desert aspect would be more apparent. However, because it is situated on the Verde River, Camp Verde occupies a rare and enviable position among Arizona cities and towns: It is a desert community having a permanent river. The river supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment.

The Town and study area consist of fields of flat river-plain, traversed by the Verde River (18 miles of river lies within Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the Town limits, the land is public, mostly administered by the U.S. Forest Service as permitted rangeland. Residents and visitors alike pursue recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing and hunting, riding All Terrain Vehicles, and off-road motorcycling on the National Forest lands.

The settled land has historically been worked in some type of agricultural use, with water from several historic irrigation ditches or from private wells. Today, many residents actively pursue agricultural activities on their individual lots, made possible by the historic irrigation ditches.

Camp Verde has experienced a population growth of 3,824 residents from 1980 to just below 10,000 residents in 2000, yet has maintained its rural culture and atmosphere. It is the perception of openness created by large tracts of National Forest and State Trust lands that bring new residents to the area. When questioned about the Town's future, residents list maintaining that rural atmosphere and having a visually attractive community as important. Citizens cite upkeep of neighborhoods as a way to have an attractive community.

Increased traffic and maintaining safety is a concern to the citizenry. Townspeople of all ages who walk with their dogs, bike, and ride their horses have expressed a desire to continue to be able to enjoy multi-modal transportation routes between neighborhoods and from neighborhoods to recreational areas. A local Girl Scout Troop listed the ability to ride horses from neighborhood to neighborhood as a priority.

Since incorporation in 1986, the Town has slowly begun to arrive at an understanding of the nature of its needs and desires. During this time, the influx of population has escalated, increasing the need for services and infrastructure. Comments from hundreds of citizens reveal concern for protecting the rural lifestyle yet indicate a desire for sustainable jobs and a diverse mix of growth that will provide economic stability while preserving the perception of openness.

STATE REQUIREMENTS

A general plan serves as the primary tool and blueprint for guiding the Town's future growth and development. It integrates the ideas and desires of the Town's residents,

CHAPTER 2
HISTORY & CULTURE

VISION STATEMENT:

Camp Verde will continue to value and celebrate its history and culture.

INTRODUCTION:

Remnants of Camp Verde's unique history and culture are scattered throughout the community. Historic Fort Verde State Park is one of only a handful of territorial forts remaining in the Southwestern United States and is a magnet for tourists and visitors. The historic Salt Mine, operated until the 1950s, is a source of interest to both amateur and academic geologists. Also, nearby Montezuma Castle National Monument and Montezuma Well, which tell the history of ancient pueblo life, annually attract some one million tourists to the Camp Verde area.

The History and Culture Element sets forth guidelines that will enable the community to celebrate and enhance the Town's "sense of place" for the benefit of present and future generations while managing new growth.

A. GOAL: PRESERVE AND ENHANCE THE HISTORIC CHARACTER OF CAMP VERDE

Implementation Strategy:

- A. 1. Encourage a survey of historic sites, places, buildings and transportation routes.
- A. 2. Continue to support and promote a museum complex, including the Hance House and Fort Verde, in the historical Fort Verde Town site, which features the broad history of Camp Verde and its pioneer families.
- A. 3. Enhance the Town's "sense of place" by preserving and promoting local history.
- A. 4. Ensure provisions for safe pedestrian, equestrian, and bicycle crossings of Main Street and other heavily traveled routes.
- A. 5. Encourage historic buildings, residences, and locations to be identified with markers crafted from river stone, limestone, or other local materials and metal plaques describing the history of the sites.
- A. 6. Remove intrusive modern elements, such as aboveground power and utility poles in the original Town site and in other areas of historic and scenic significance.
- A. 7. Identify and develop walkways and trails, which link neighborhoods and preserve a "sense of community" and the ability to interact with neighbors.

B. GOAL: PRESERVE, ENHANCE AND PROMOTE CAMP VERDE'S HISTORIC TOWNSITE.

Implementation Strategy:

- B. 1. Through the Downtown Redevelopment Project, develop and implement historic preservation through complementary zoning ordinances for the original town-site.
- B. 2. Investigate and adopt suitable methods for paving and/or resurfacing of roads and parking lots to maintain an aesthetic rural, non-urban character.

CHAPTER 5
GROWTH AREA

C. 3 Continue to promote tourism activities such as Fort Verde Days, Southwestern Days, the Corn Festival, Pioneer Days, and the Pecan and Wine Festival along with other events that complement the Town's rich agricultural heritage and culture.

D. GOAL: 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.

Implementation Strategy:

D. 1. Direct high-density residential development to areas where water and sewer utilities are available, planned or can be extended conveniently and economically.

D. 2. Negotiate development agreements with property owners who extend existing infrastructure to their development location.

D. 3. Require new residential development in densities of 35,000 square feet and less to be hooked up to sewer service or provide alternate means of sewage disposal other than individual septic systems.

D. 4. Encourage developers to work with lending institutions and the Town to offer programs for first-time homebuyers and provide reasonably priced housing opportunities.

E. GOAL: GROWTH WILL BE COMPATIBLE WITH THE LOCATION OF COST-EFFECTIVE AND ADEQUATE INFRASTRUCTURE.

Implementation Strategy:

E. 1. Secure grants and other funding sources to pay for needed infrastructure maintenance, improvements, and expansion.

E. 2. Require bike/pedestrian paths within road easements linking neighborhoods and commercial areas.

E. 3. Require developers to provide financial assurance that all curbs, gutters, pathways, fire hydrants, and streets are installed to Town specifications.

E. 4. Encourage property adjacent and contiguous to the Sanitary District to annex into the District.

F. GOAL: GROWTH WILL BE LOCATED IN A PATTERN THAT PROTECTS NATURAL AREAS, SCENIC VISTAS, AND IS COMPATIBLE WITH SURROUNDING LAND USES.

Implementation Strategy:

F. 1. Develop and implement slope, ridge, natural drainage, vegetation, and wildlife corridor protection guidelines.

F. 2. Maintain and implement building height guidelines.

F. 3. Develop and implement open space/trails guidelines for commercial and residential development.

F. 4. Develop and implement open space buffer guidelines for all development.

CHAPTER 9
OPEN SPACE & RECREATION

VISION STATEMENT

Open space within Camp Verde will protect sensitive natural areas and scenic vistas and provide a variety of recreational opportunities. Open space will be considered in future development as a means to preserve the community's rural character by providing buffers between different types of land uses and by working with developers to designate portions of new development as natural areas.

STATE REQUIREMENTS

The Open Space Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that communities larger than 2,500 inhabitants include an Open Space Element.

Arizona law further states that the Open Space Element specifically include:

- A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources
- An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources
- Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

DEFINITIONS

Open space is defined by ARS as "land that is generally free of land uses that would jeopardize the conservation and open space values of the land or development that would obstruct the scenic beauty of the land."

The Growing Smarter Legislation stipulates that private land or state trust land cannot be designated as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or allows at least one residential dwelling per acre.

Open space is described as:

Developed: Areas that may include turfed-parks, schools, golf courses, horse staging areas, trails, picnicking areas and bike paths and pathways.

Natural Environment: Includes forestland, riparian areas, wilderness areas, preserves, protected sites, and topographical areas that are unsuitable for development including steep slope and flood plain areas.

Limited Development: Scenic-drive corridors, vista corridors, and public recreational amenities that minimally impact the natural environment.

Agricultural Land: Lands that are used or can be used principally for raising crops, fruits, grains and similar farm products. For purposes of the general plan, Ranch land is also included in this category.

CHAPTER 9
OPEN SPACE & RECREATION

- D. GOAL: INSTITUTE A COMPREHENSIVE OPEN SPACE PLAN THAT DESIGNATES AREAS FOR PERMANENT RETENTION AS DESIRED PRESERVATION SPACE.**

Implementation Strategy:

- D. 1. Prepare and implement a riparian overlay zone.
- D. 2. Establish community standards that ensure voluntary preservation of the natural environment and open space character of the Town.
- D. 3. Require developers to provide an open space plan.
- D. 4. Require new development to provide a buffer between residential property and the new development – be it commercial, industrial or higher density residential.
- D. 5. Designate a corridor system of recreation, trails and educational features related to historical uses and people.
- D. 6. Work with the Forest Service to develop agreements to cooperatively designate selected NF Land in and around the Town as desired preservation space.

- E. GOAL: IDENTIFY AREAS THAT ARE SUBJECT TO NATURAL HAZARDS AND ESTABLISH ZONING TO PREVENT INCOMPATIBLE DEVELOPMENT AND TO PROVIDE FOR PUBLIC SAFETY.**

Implementation Strategy:

- E. 1. Designate as open space/recreational areas natural wash areas that are subject to seasonal flooding.
- E. 2. Locate and identify flood plain, landslide areas, and steep slopes.
- E. 3. Establish guidelines for development near natural washes and flood plains.
- E. 4. Limit the use of public funds to restore properties that are damaged within the hazardous areas.
- E. 5. Encourage the relocation/removal of residences in areas that are prone to flooding in flood plains and washes.
- E. 6. Acquire, through voluntary efforts, conservation easements and development rights, to property in areas prone to flooding to provide natural riparian habitat.
- E. 7. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridor protection guidelines.

- F. GOAL: PROTECT EXISTING “WILD LAND” CHARACTER OF NATIONAL FOREST AND STATE TRUST LANDS.**

Implementation Strategy:

- F. 1. Maintain existing zoning of one dwelling per two-acres for NF Land and State Trust Land within the Town’s boundaries.
- F. 2. Require land survey and marked boundaries for private development along Forest Service and State Trust boundaries prior to construction.
- F. 3. Maintain open space buffers on private lands between NF Lands and private development to prevent encroachments and conflicts with public lands.
- F. 4. Negotiate Inter-Governmental Agreements with U.S. Forest Service and State Land Department to help administer National Forest and State Trust land within Town’s boundaries, including delegation of enforcement authority to local police.

CHAPTER 10
ENVIRONMENTAL PLANNING

D. GOAL: MINIMIZE NOISE POLLUTION.

Implementation Strategy:

- D. 1. Regulate commercial and industrial hours of operation to prevent noise pollution.
- D. 2. Require the use of noise mitigation techniques in areas of high automobile traffic.

E. GOAL: ENCOURAGE COMMUNITY PRIDE AND ENHANCE THE AESTHETIC APPEARANCE OF THE TOWN.

- E. 1. Actively enforce litter laws.
- E. 2. Coordinate with other agencies and private landowners to enforce illegal dumping laws.
- E. 3. Coordinate with Yavapai County and Waste Management to sponsor free dump days and free pick-up for large items.
- E. 4. Actively enforce outside storage ordinances.

F. GOAL: CONSERVE THE NATURAL ENVIRONMENT WITHIN THE TOWN'S BOUNDARIES.

Implementation Strategy:

- F. 1. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridors protection guidelines.
- F. 2. Maintain and enforce building height guidelines.
- F. 3. Require new high-density development to provide an open space plan.
- F. 4. Use public forums to determine what areas of the Town should be preserved as natural open space.
- F. 5. Utilize conservation easements, acquisition of development rights, grants and other funding sources to acquire property for preservation of the natural environment.

G. GOAL: PROMOTE CONSERVATION WITHIN THE TOWN.

Implementation Strategy:

- G. 1. Expand the Town's recycling education program and provide drop off sites in additional locations.
- G. 2. Promote the use of treated effluent on open spaces and parks.
- G. 3. Encourage comprehensive water conservation and related educational programs for use in schools and the public.
- G. 4. Encourage the development of gray water uses to be accepted by the Camp Verde Building Department and Yavapai County Environmental Health Department.

H. GOAL: COORDINATE WITH THE REGIONAL PLANNING GROUP TO PROTECT NATURAL RESOURCES.

Implementation Strategy:

- H. 1. Participate in regional air quality efforts.
- H. 2. Participate in regional open space planning.
- H. 3. Participate in regional dark skies efforts.
- H. 4. Coordinate with the Regional Planning group to minimize contaminated runoff into the Verde River and ditches.

PHOENIX

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Locals, developers to talk corridor building heights

By **Monica Alonzo-Dunsmoor**
THE ARIZONA REPUBLIC

PHOENIX — Negotiations between neighborhood leaders and developers over building heights in the Camelback Corridor are set to begin Tuesday.

Longtime mediator Sherman Fogel will be leading the talks, and Phoenix taxpayers will be footing the bill. The final tab depends on how long the negotiations take, but city planning officials expect it might be about \$30,000.

Fogel, a Phoenix attorney who specializes in mediation, said the talks would not be open to the public.

"The thing about mediation that is unique, is that it's intended to provide a safe environment, a place where people who are in conflict can discuss their opinions openly and candidly," he said. "The process works because most people when they get involved, they stop viewing their dis-

pute as a battle that someone has to win or lose, but as a problem that needs a solution."

Representatives from each side will be working out details on how tall towers should be on the stretch of Camelback Road from Arizona 51 to about 24th Street. It's been a long, contentious battle that started when Donald Trump and development partner Bayrock Group proposed a high-rise tower for the former Hard Rock Café site at 26th Street and Camelback Road. Mall developer Westcor and others also wanted city officials to relax height restrictions that limited building to about 56 feet, or about five stories.

The City Council repealed its decision that granted developers rights to build towers as high as 165 feet in that area after neighborhood leaders collected enough signatures to force a referendum on the ballot. A referendum

means that the voters city-wide get to decide whether the towers are built.

Starting over effectively kills all those projects approved in September. Among them were a \$200 million hotel/condominium proposed by Trump and Bayrock, 165-foot towers by Westcor slated for the Biltmore Fashion Park and projects at the Colonnade and Town and Country shopping centers. Since the repeal, Trump bailed from the joint project since it was clear that the tower bearing his name would be less than 140 feet and not measure up to one of his "signature projects."

Mayor Phil Gordon has said that the decision to give residents and developers another shot at reaching a compromise was about healing a divided city.

Reach the reporter at monica.alonzo-dunsmoor@arizonarepublic.com or (602) 444-2478.

STAFF REPORT

Council meeting of: February 22, 2006

Title: **Discussion, consideration, and possible selection for the new Marshal's facility of the limestone color and whether it should be dry stacked or over grouted followed by approval of any additional costs.** Additional costs would be unbudgeted and come from contingency.

Budgeted item: No – if additional costs are incurred

Description of Item: None

Staff Recommendation: None

Comments: None

Attachments: None

Prepared by: Bill Lee/cjb