

AGENDA



**COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 27, 2007
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.

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) There are no minutes for approval.

b) Set Next Meeting, Date and Time:

1) Regular Session – July 4, 2007 at 6:30 p.m. – **CANCELLED**

2) Joint Work Session with P&Z on Prop 207 – July 11, 2007 at 5:00 p.m.

3) Special Session (to replace the 7-4-07 Regular Session) – July 11, 2007 at 6:30 p.m.

4) Council Hears Planning & Zoning – July 25, 2007 at 6:30 p.m.

c) Possible approval of a letter of support and recognition to LCPL Krystal L. Hollamon, USMC.

d) Possible approval of the Memorandum of Understanding with NACOG for the continued administration of the Voucher Transit System. This is a budgeted item.

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

6. **Discussion, consideration, and possible approval of Resolution 2007-728, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2007-01 that amends the Land Use Map of the General Plan for parcels 404-22-062A and -062B from High Density to Commercial.** The site is located at 85 Hollamon Street.

- **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**

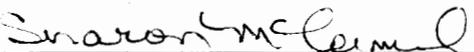
7. **Discussion, consideration, and possible approval of Ordinance 2007-A343, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning**

for parcels 404-22-062A and -062B consisting of approximately .21 acres from R2-4 to C1. This rezoning is to allow for the commercial activity of a beauty salon. The site is located at 85 Hollamon Street.

- Call for STAFF PRESENTATION
 - Declare PUBLIC HEARING OPEN
 - Call for APPLICANT'S STATEMENT
 - Call for COMMENT FROM OTHER PERSONS (either in favor or against)
 - Call for APPLICANT'S REBUTTAL (if appropriate)
 - Declare PUBLIC HEARING CLOSED
 - Call for COUNCIL DISCUSSION
8. **Update on FY 2005 CDBG projects including Hollamon Street project, Downtown Park Improvement project (new modular restroom) and the Architectural Barrier Removal project (ramada, sidewalk, and Town Hall restrooms).**
9. **Discussion, consideration, and possible direction to staff regarding how to proceed with the FY 2005 CDBG projects. Direction may include, but not be limited to requesting a 6-month extension from Arizona Dept of Housing Downtown Park Improvement project; requesting a funds transfer from the Hollamon Street project to the Downtown Park Improvement project; and possible termination of the construction contract for the Downtown Park Improvement project.** Note: Council may vote to go into executive session pursuant to ARS §38-431.03.A.4 for discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position concerning contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation.
10. **Update on the FY 2006 CDBG Senior Citizens Center improvements followed by discussion, consideration, and possible approval to fund the Senior Citizens Center roof outside the CDBG funding cycle, utilizing the remaining CDBG funds to complete the project as described in the CDBG contract scope of work.**
11. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

12. **Advanced Approvals of Town Expenditures**
a) **There are no advanced approvals.**
13. **Manager/Staff Report**
14. **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.
15. **Adjournment**

Posted by: 

Date/Time: 6-20-07 4:30 PM

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

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



TOWN OF CAMP VERDE

◆ 473 S. Main Street ◆ Camp Verde, Arizona 86322 ◆ (928) 567-6631 FAX 567-9061

◆ Marshal 567-6621 ◆ Parks & Recreation 567-0535 ◆ Community Development 567-8513 ◆ www.campverde-az.gov

June 20, 2007

LCPL HOLLAMON, Krystal L. USMC
Engineer Company
MWSS-271 Det A
Unit 78102
FPO AE 09509-8102

Dearest Krystal:

President Eisenhower said in 1944, "I believe it would be well to remind ourselves of this great fundamental in our national life: our common belief that every human being is divinely endowed with dignity and worth and inalienable rights. This faith, with its corollary – that to grow and flourish people must be free – shapes the interest and aspirations of every American. From this deep faith has evolved three main purposes of our Federal government: First, to maintain justice and freedom among ourselves and, to champion them for others so that we may work effectively for enduring peace; second, to help our economy vigorous and expanding, thus sustaining our international strength and assuring better jobs, better living, better opportunities for every citizen; and third, to concern ourselves with the human problems of our people so that every American may have the opportunity to lead a healthy, productive and rewarding life. *Foremost among these broad purposes of government is our support of freedom, justice, and peace.*"

If ever for a moment we lose faith in the ability of our nation to find capable leaders under emergency conditions, we need only remember that people like you come forth to give us leadership. We are proud of this opportunity to honor you for your achievements. Please accept this letter as an expression of our sincere gratitude for all that you have done and are doing to ensure our freedom, justice, and peace. We would like to let you know how proud we are to have a young woman such as yourself, to call Camp Verde 'home'.

Your deeds speak for you far better than anything that we can say. You have devoted yourself unselfishly to a host of humanitarian causes. Your activities, at such a young age, have been so extensive it would almost seem one lifetime could not encompass them all. Yet you found the time and energy to serve, to work and to lead, shouldering countless burdens with unflinching grace. You are a tower of strength and a strong force for



progressive, efficient public service, and an example for all of us to follow. With young people such as you, we are confident that our future is in very good hands.

Please let us know if you need anything and we are looking forward to meeting with you when you get home. Stay safe.

Sincerely,

Mayor Tony Gioia

Vice Mayor Brenda Hauser (aka Grandma)

Council Members:

Greg Elmer

Norma Garrison

Bob Kovacovich

Mike Parry

Ron Smith

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

Meeting Type: Regular

Meeting Date: June 27, 2007

Submitting Department: Manager

Contact Person: Dave Smith

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

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

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

Agenda Text (Be Exact): Possible approval of the MOU with NACOG for the Voucher Transit System.

Staff Recommendation: Approve Budgeted/Amount Yes \$15,000 LTAF 2 FUNDS

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

Line Item/Fund:

Purpose of Item and Background Information: The Town has funded the Voucher Transit System for about one year. The attached report shows the usage. LTAF 2 funds can be used only for transportation projects such as this.

List All Attachments as Follows: NACOG MOU, Report, and cover letter

Type(s) of Presentation: Verbal Only

Signatures of Submitting Staff:

Name: _____ **Title:** _____

Town Manager/Designee: _____



Northern Arizona Council of Governments

Economic Workforce Development Division

221 N Marina Street, Suite 201 — P.O. Box 2451 — Prescott, AZ 86302
PHONE (928) 778-1422 FAX (928) 778-1756

KENNETH J. SWEET
Executive Director

TERI DREW
Regional Director

June 11, 2007

David R. Smith
Interim Town Manager
Town of Camp Verde
P.O. Box 710
Camp Verde, AZ 86322

Dear Mr. Smith:

It's that time of year again, time to consider funding for the Voucher Transit System for your local area.

Our current agreement will complete June 30, 2007. I have attached a new Memorandum of Understanding for your review and approval. Some minor changes have been incorporated, i.e. the expiration or term of contract to be self perpetuating with a 30 day notice by either party to terminate.

We had another successful year with the voucher program. More than 295 residents received transit services this year with the top three use areas being work, basic needs, and medical. A year-to-date report is attached for your review.

Please notify us as soon as possible if you would like a staff member present at your council meeting. Please also notify us if you choose not to participate this year, otherwise we will gear up for July 1, 2007.

As always, thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Teri Drew", is written over a faint, larger version of the same signature.

Teri Drew
Regional Director

cc: Virginia Jones, Deputy Clerk

**Camp Verde Transportation Program
Year-To-Date Voucher Report
07/01/06 - 06/30/07**

	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	TOTAL TO DATE
Medical	30	26	27	32	28	29	50	46	53	65	53	40	479
Basic Needs	22	20	38	32	32	47	76	73	83	113	107	107	750
Job Search	0	5	30	0	0	24	37	37	11	25	21	12	202
Work	0	5	45	65	65	69	61	74	99	109	109	64	765
Social Service	16	10	24	19	20	18	24	22	36	44	40	16	289
Counseling	8	4	12	5	5	3	17	24	21	34	22	22	177
Education	0	0	22	22	26	26	32	26	33	31	40	42	300
Rides Requested													
Monthly Totals	76	70	198	175	176	216	297	302	336	421	392	303	2962
# People Requesting													
Rides	9	9	16	17	22	22	34	34	28	40	35	30	296

MEMORANDUM OF UNDERSTANDING
Between Northern Arizona Council of Governments-
Economic/Workforce Development Division
and the
Town of Camp Verde, Arizona

General Provisions

I) Introduction – Purpose of Memorandum of Agreement

This Memorandum of Understanding (MOU) is made and entered into by and between the Northern Arizona Council of Governments – Economic Workforce Development, hereafter referred to as NACOG, and the Town of Camp Verde, hereafter referred to as the Town.

The purpose of this MOU is to establish an agreement between NACOG and the Town concerning their respective rights and responsibilities for the development and implementation of a voucher transit system, or VTS, which shall serve Camp Verde Residents in providing transportation services to the following areas, the Town of Camp Verde, the City of Cottonwood and the City of Sedona, hereafter referred to as the Verde Valley.

All parties agree to coordinate and collaborate their efforts in mutual planning and implementation to ensure that Camp Verde Citizens benefit from this service. The vouchers shall be issued to residents of the Town to be used for travel only within the Verde Valley. Residents of the Town will pay a \$2.00 co-payment per service provided.

II) NACOG - Authorities and Responsibilities Expressly Implied

1. Fiscal Agent: NACOG will act as the fiscal agent for the VTS being responsible to receive and disperse funds.
2. Eligibility: NACOG will establish eligibility screening which conforms to the requirements set forth. Income level shall be based primarily on current income information.
3. Reporting: NACOG will collect data regarding all VTS users to include residency, origination, user name, eligibility category, age, income level as appropriate, and destination. This information will be compiled and reported to the Town on a quarterly basis.

4. Records Management: NACOG will prepare and maintain all records relating to the VTS for the duration of this agreement. Records will be released to the Town, upon request, at the termination of this agreement.
5. Staff: NACOG shall select and employ staff in order to provide project supervision and direct client services. This staff shall also perform administrative services as applicable.
6. Compensation: NACOG will receive a 15% administrative fee for performing all duties set forth herein.
7. Contributions: NACOG, when applicable, will make available other resources to VTS recipients.

III) Services to be provided

It is understood and agreed upon by all parties that this agreement is the result of collaboration between the Town and NACOG. NACOG will develop and implement the VTS program, per the following guidelines:

1. Funds will be distributed based on residency not on origination/destination of travel, i.e., the residency of a recipient shall determine the allocation of funds from the respective Town's VTS budget.
2. Transportation originations and destinations will be limited to Town of Camp Verde, City of Cottonwood and the City of Sedona for the purpose of work, education, job search, school, social services, counseling, medical appointments. Basic needs is to be limited to Town of Camp Verde only.
3. Eligibility includes youth, elderly (55 or older), developmentally disabled and low-income adults.
4. Special needs clients and unaccompanied youth will be given transportation only when appropriate accessibility and safety precautions can be provided.
5. Clients deemed eligible will be given vouchers based on a monthly expenditure budget of the Town of residency. The vouchers will be given out on a first come first serve basis beginning on the 1st on each month.

6. Transportation will be provided only by NACOG approved and contracted vendors.
7. NACOG may, as the Town has requested, authorize processing of vouchers by select organizations as may be deemed appropriate. Said organizations will be required to comply with all record maintenance procedures set forth by NACOG to facilitate the reporting process. NACOG reserves the right to withdraw on-site voucher processing from any organization which does not comply with required procedures.
8. The Town agrees that NACOG shall not be held accountable in the event of abuse by another organization utilizing on-site voucher processing. Neither shall payments be denied for services rendered by providers in good faith.

IV) Assignment of this agreement

This agreement is not assignable in whole or in part by NACOG without the express written permission of the Town.

V) Term of this agreement

The Town and NACOG agree that the terms of this agreement will become effective upon execution by signature and shall continue in effect such time as either party provides 30 days written notice to modify or amend or terminate this agreement.

VI) Conflict of Interest

Pursuant to A.R.S. Section 38-511, the Town may cancel this agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the agreement on behalf of the Town is, at any time while the agreement or any extension of the agreement is in effect, an employee or agent of any other party to the agreement with respect to the subject matter of the agreement. In the foregoing event, the Town further elects to recoup any fee or commission paid on behalf of the Town from any other party to the agreement arising as a result of this agreement.

VII) Signatures

This Memorandum of Understanding shall constitute the entire agreement of both parties and is executed upon signature.

Passed, Approved, and Adopted by the Mayor and Council of the Town of Camp Verde this ____ day of _____, 2007.

Tony Gioia, Mayor

ATTEST:

Deborah Barber, Town Clerk

Pursuant to A.R.S. Section 11-952(D), the foregoing agreement has been reviewed by the undersigned attorney for the Town of Camp Verde, who has determined that the agreement is in proper form and is within the powers and authority granted under the laws of this state to the Town of Camp Verde.

Town Attorney

Teri Drew
NACOG – Regional Director
Economic/Workforce Development Division

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

Meeting Type: Regular

Meeting Date: 6-27-07

Type(s) of Presentation: Visual

AGENDA TITLE: Public Hearing, Discussion and Possible Approval of Resolution 2007-728, A resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2007-01 that amends the land use map of the General Plan for parcels 404-22-062A and -062B from High Density to Commercial.

PURPOSE AND BACKGROUND INFORMATION: The purpose of this request is to accommodate the rezoning of the parcels to C1 to allow for the operation of a Beauty Salon in the existing building. This parcel is located on the corner of Hollamon Street and 2nd Street which serves as the boundary to the High Density Land Use and Commercial Land Use. Property along Hollamon historically has been a mixed use neighborhood with a mobile home park, retail sales, restaurants, professional suites, churches, single family residences and duplexes. These parcels are located within the town-site near the Downtown District. The total acreage of the two parcels is .21 acre. One parcel will be used to accommodate off street parking for the clients. Water and sewer already serves the site as well as APS and Qwest. Agency comments are included in the packet for review.

The Planning and Zoning Commission held a public hearing on this item on June 7, 2007 and voted to recommend approval to the Council of General Plan Amendment 2007-01 with a 'no vote by Commissioner Burnsides because of his concern of the Commercial structure being non-conforming concerning setbacks.

LIST ALL ATTACHMENTS: Resolution, Waiver for Diminution of Value and Consent to Conditions signed by applicant, Application, Land Use Map, Current Zoning Map, site map with parcel dimensions, agency comments and draft minutes from June 7th Commission meeting. (All agencies identified in the Public Participation Process Resolution 2003-562 for amendments to the General Plan were sent packets for review on December 1, 2006. The letters in the packet are the only comments received by staff.)

Submitting Department: P&Z

Contact Person: Nancy Buckel



RESOLUTION 2006-728

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2007-01 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCELS 404-22-062A AND -062B FROM HIGH DENSITY TO COMMERCIAL.

SITE LOCATION: 85 HOLLAMON STREET

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

WHEREAS, public notice and agency contact concerning General Plan Amendment 2007-01 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2007-01 from R2-4 to C1 will conform to and be consistent with the General Plan as stated in ARS.

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

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcels 404-22-062A AND -062B from High Density Residential to Commercial as shown on EXHIBIT A MAP.

Passed and adopted the 27th day of JUNE 2007.

Tony Gioia, Mayor

Date

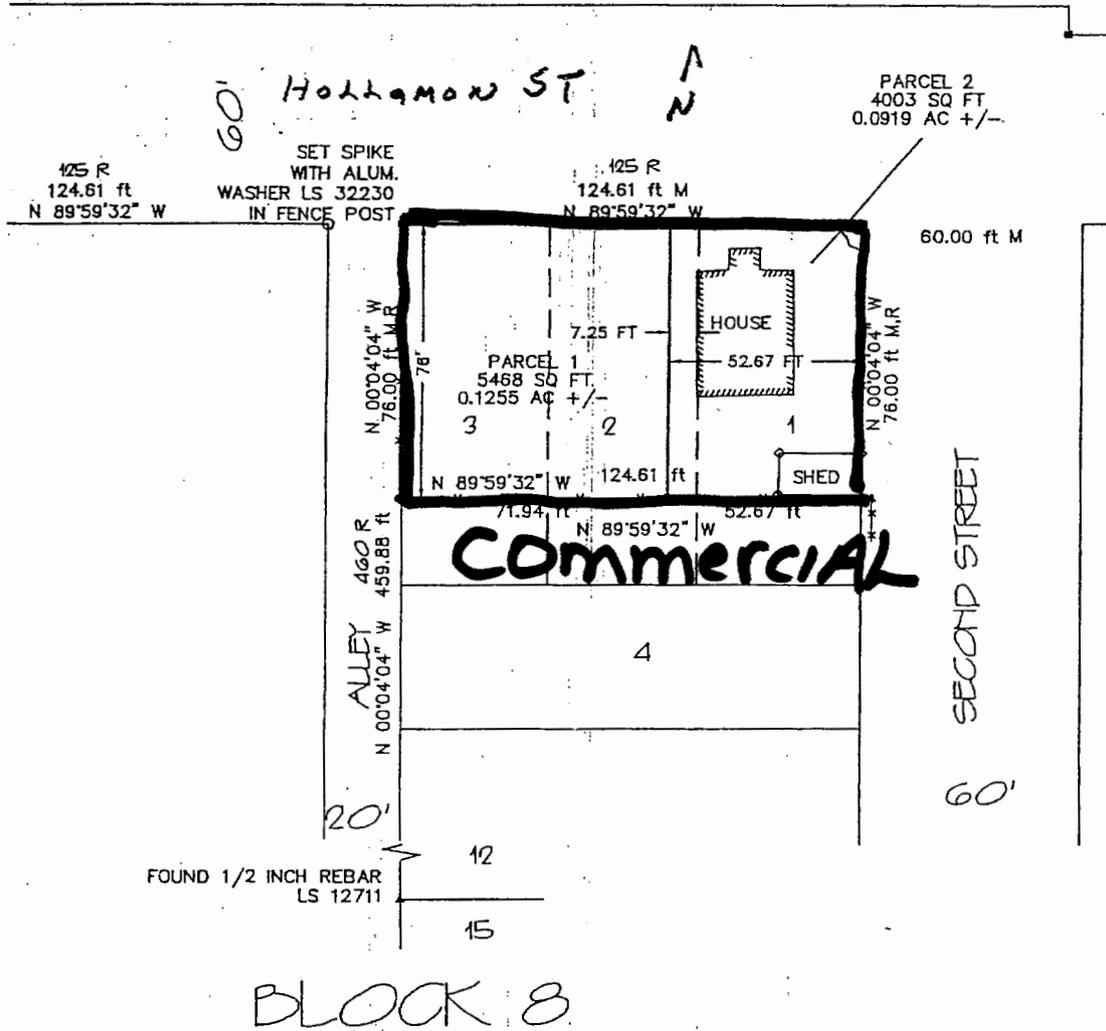
APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney

EXHIBIT A



ATTACHMENT A

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE
(Property owned by one or more individuals)

The undersigned is the owner of the parcel of land described in Attachment 1 hereto that is the subject of the GPA 07-01 and ZMC 07-01 for parcels 104-32-063A & B ("Land Use Application"). By signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Land Use Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Land Use Application.

Dated this 15 day of June, 2007.

OWNER(S):

Cynthia S Redden
Print Name

Print Name

Cynthia S Redden
Signature

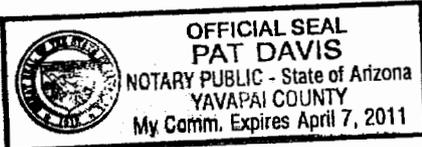
Signature

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 15 day of June, 2007, before me, the undersigned Notary Public, personally appeared CYNTHIA REDDEN, who acknowledged that this document was executed for the purposes therein contained.

Pat Davis
Notary Public

My Commission Expires:
April 7, 2011





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

Date Recv'd 4-2-07
 Case No. 07-14
 Project GPA 07-01
 Fees \$500.00 Rec.# 1228
 Recv'd By [Signature]
 Application Fee \$500.00
 04-02-07P03:21 RCVD

A. 12 acres
 B. 0.9 acres
 .21
 TOTAL

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Applicant Name Cynthia Redden Agent Owner
 Mailing Address PO Box 727
 City/Town Camp Verde State AZ Zip 86322
 Phone 928-301-4591 Fax _____

PROPERTY INFORMATION

Physical Address 85 Hollamon
 Parcel No. 404-22-002B/A Legal Description _____
 Current Zoning R-2-4 Proposed Property Use Hair Salon

OWNER INFORMATION

Owner Name Cynthia Redden tot 567-8526
 Mailing Address PO Box 727 City C.V.
 State AZ Zip 86322 Phone 928-301-4591

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

Change above said property from
Current zoning to C-1 zoning.

Please attach following:

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

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

[Signature]
 Applicant Signature

4-2-07
 Date

**Letter of intent for proposed amendment of property at
85 Hollamon, Camp Verde
(404-22-062B/A)**

04-02-07P03:24 RCVD

**Above said property to be changed from current zoning to commercial
(C-1) zoning.**

**We currently operate Simplicity Salon at 170 S Montezuma Castle Hwy.
Which we will be moving to 85 Hollamon.**



04-02-2007

Cynthia Redden

Impact of proposed zoning change at 85 Hollamon

Hollamon Street is in the general plan of Camp Verde for commercial zoning. Currently the majority of property from main to 3 Rd Street is commercial.

Moving the salon from its current location to 85 Hollamon will encourage downtown business participation. Among the fact this property is being developed to fit the territorial theme of the downtown business district.

Hours of operation for Simplicity salon are Tuesday thru Saturday from 9am to 5pm. Current traffic impact is approximately 2 cars per hour.

A portion of this property at 85 Hollamon will consist of a 10 space parking lot. Which will create off street parking for the salon.

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

04-02-07P03:24 RCVD

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 404-22-062B/A

Date: 4-2-07

Legal Description: SEE ATTACHED

Name: Cynthia Redden

Address: 85 Hollamon

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.

Cynthia S Redden
Applicant's Signature

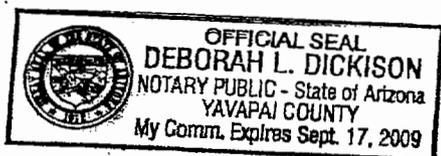
4-2-07
Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 2 day of April, 2007 before me, the undersigned Notary Public, personally appeared Cynthia S Redden who executed the foregoing instrument for the purpose therein contained.

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



Deborah L. Dickison
Notary Public
Sept 17, 2009
Date Commission Expires

DIRECTIONS TO PROPERTY

04-02-07P03:24 RCVD

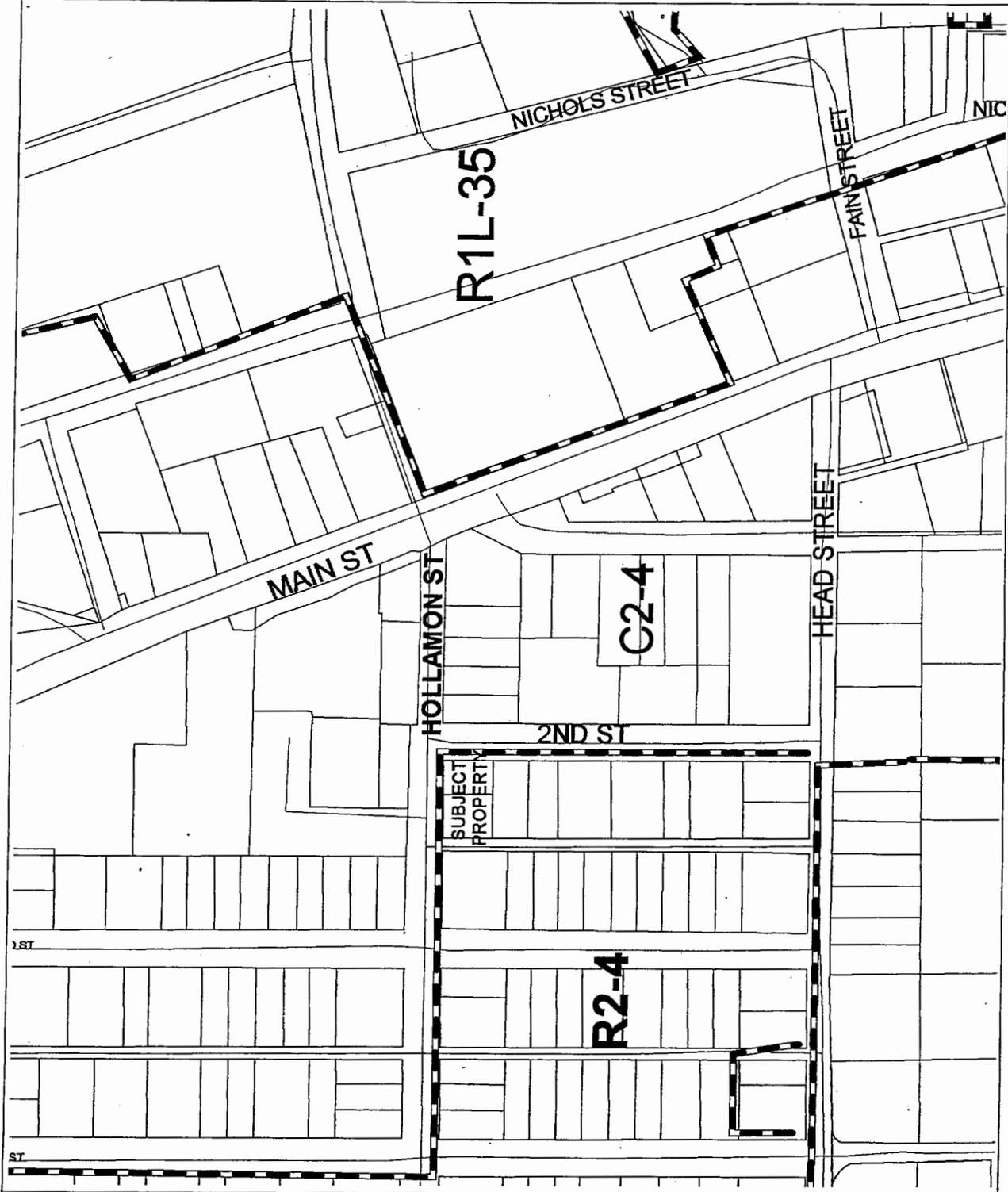
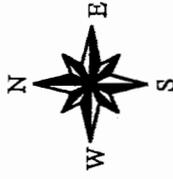
ASSESSOR'S PARCEL NUMBER 404-22-062B/A

APPLICANT'S NAME Cynthia Redden

PROPERTY ADDRESS 85 Hollamon

DIRECTIONS TO PROPERTY 1 block west of main st
on Hollamon,
South west corner of Hollamon & 2nd

Vicinity Map
for
GPAMD & ZMC
for
404-22-062A & -062B

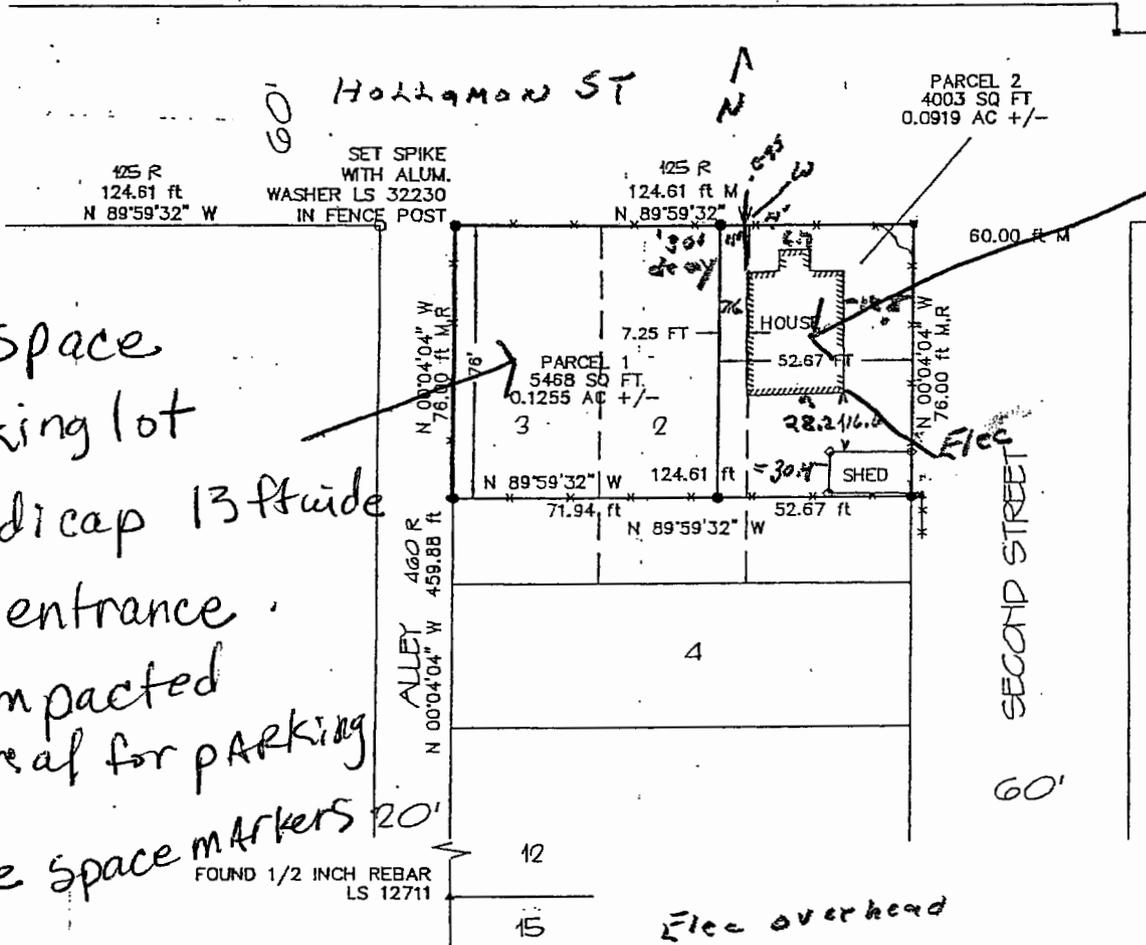


**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH**

25
COPIES

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.

04-02-07P03:24 RCVD.



BLOCK 8

drainage controlled by existing streets

PERMIT #	ASSESSOR'S PARCEL #	ADDRESS

I/We certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads, correct setback distances, legal access and easements, cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.



Scale: _____
Approved By: _____
Date: _____

Signature of Owner or Authorized Representative

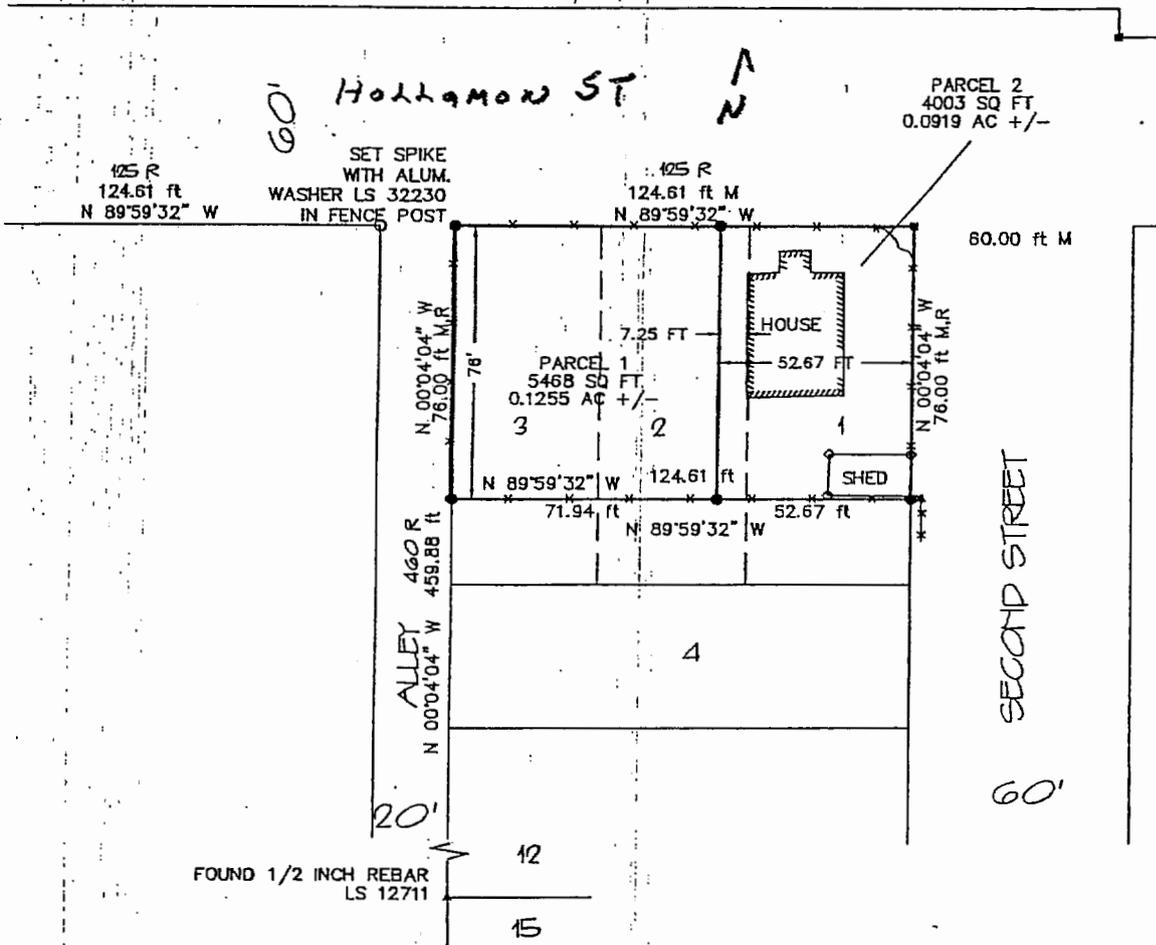
Date

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH**

25
COPIES

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.

04-02-07P03:25 RCVD



BLOCK 8

PERMIT #	ASSESSOR'S PARCEL #	ADDRESS

I/we certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads, correct setback distances, legal access and easements) cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.

[Signature]
Signature of Owner or Authorized Representative

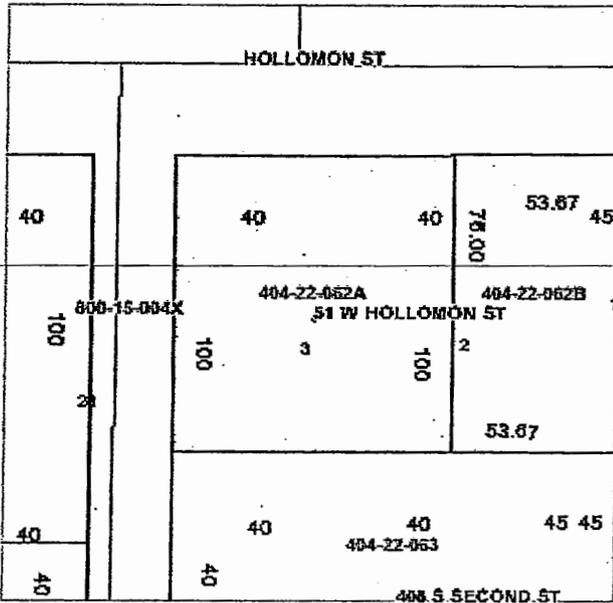
4-2-07
Date



Scale: _____
Approved By: _____
Date: _____

Yavapai County, AZ-Parcel summary

Printed: 4/2/2007



Parcel ID

404-22-062A

Owner

REDDEN CYNTHIA

Mailing Address

PO BOX 727

City

CAMP VERDE

State

AZ

Zip

86322

Secondary owner

N/A

Recorded Date Last Transfer Docket Doc Last Transfer Doc Page

10/31/2006 4450 472

Map Scale = 1:594

Physical Address

51 W HOLLOMON ST .

Incorporated Area

TOWN OF CAMP VERDE

DOR Acres

0.12

Calculated Acres

0.121

Subdivision

CAMP VERDE TOWNSITE

Subdivision Type

MAP & PLAT

School District

CAMP VERDE SD #28

Fire District

CAMP VERDE FD

Improvements (0)

Model Type

Total Floor Area

Const. Year

Assessment Ratio

16

Legal Class

AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Taxes Billed

\$349

2005 Taxes Billed

N/A

2008 Full Cash Value

\$28,000

2008 Limited Value

\$19,750

2008 Net Assessed FCV

\$4,480

2007 Full Cash Value

\$17,000

2007 Limited Value

\$17,000

2007 Net Assessed FCV

\$3,160

Instrument Type

Other

Legal Class

02.R

Recent Sale Date

N/A

Sale Amount

N/A

Deed Type

Sale Docket

N/A

Sale Page

N/A

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

May 29, 2007

**SIMPLICITY SALON
85 HOLLAMON**

REZONING MEETING

A meeting was held on the above property May 25th from 12pm to 1 pm.

One person responded which was Jenna Paulson from the towns planning and zoning.

Postings of the meeting were placed at Town Hall, Basha's , the Camp Verde Post Office and at 85 Holloman.(photo attached).

Business and residences in the area were also notified.

Rezoning Meeting

There will be a meeting held at 85 Hollamon on May 25th at 12:00pm.

This meeting is concerning the rezoning of the property from residential to C-1. The proposal is use by Simplicity Salon.

If you have any questions or comments come to the meeting at above location.

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: April 6, 2006

TO:

- | | |
|--|--|
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
| <input type="checkbox"/> Park and Recreation Department | <input type="checkbox"/> Camp Verde Sanitary District |
| <input type="checkbox"/> Community Development Director | <input type="checkbox"/> Verde Lakes Water District |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Marshal's Department |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School District |
| <input type="checkbox"/> Verde Valley Fire Department | <input type="checkbox"/> U.S Forest Service |
| <input type="checkbox"/> Yavapai County Planning | <input type="checkbox"/> City of Cottonwood Planning |
| <input type="checkbox"/> Yavapai County Flood Control | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Yavapai County Development Services -
Environmental Services Dept. | <input type="checkbox"/> Other <u>Council</u> |
| <input type="checkbox"/> Yavapai County Environmental Unit | Project Review: Contact Agent,
Owner & Engineer |

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

GPA 2007-01 & ZMC 2007-01: Applications submitted by Cynthia Redden, owner of parcel 404-22-062 A & B requesting a General Plan Amendment & a Zoning Map Change from R2 District for multiple dwelling to C1 district for commercial neighborhood sales and service for approximately .21 acres located at 85 Hollamon Street.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at www.cvaz.org. Please write your comments below and return your comments to my attention by **May 11, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: *This seems appropriate. As I have been told this location was once commercial. It is close to the designated commercial land use in the Gen. Plan, if not within that land use.*

Printed Name TONY GIOIA Signature *Tony Gioia*
Phone 567 6631 XT 103

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

April 9, 2007

Jenna Paulsen- Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108
PO Box 710
Camp Verde AZ 86322

RE: GPA 2007-01 & ZMC 2007-01
Name: Cynthia Redden
Parcel No.: 404-22-062A & B
Location: 85 Hollamon Street

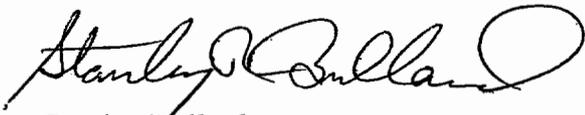
Dear Ms. Paulsen:

We have reviewed the application for the General Plan Amendment and Zoning Map Change submitted by Cynthia Redden for their property located at 85 Hollamon Street. This area is within our Certificate of Convenience and Necessity issued by the Arizona Corporation Commission. We currently provide this parcel with potable water service.

If the zoning for this parcel is changed we will be able to continue to provide the necessary water service needed. We have no objection to the approval of this GPA & ZMC.

If you have any questions or need additional information please let us know.

Sincerely,



Stanley Bullard
Vice President
Camp Verde Water System, Inc.

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: April 6, 2006

TO:

- | | |
|--|--|
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
| <input type="checkbox"/> Park and Recreation Department | <input checked="" type="checkbox"/> Camp Verde Sanitary District |
| <input type="checkbox"/> Community Development Director | <input type="checkbox"/> Verde Lakes Water District |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Marshal's Department |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School District |
| <input type="checkbox"/> Verde Valley Fire Department | <input type="checkbox"/> U.S Forest Service |
| <input type="checkbox"/> Yavapai County Planning | <input type="checkbox"/> City of Cottonwood Planning |
| <input type="checkbox"/> Yavapai County Flood Control | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Yavapai County Development Services -
Environmental Services Dept. | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Yavapai County Environmental Unit | Project Review: Contact Agent,
Owner & Engineer |

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

GPA 2007-01 & ZMC 2007-01: Applications submitted by Cynthia Redden, owner of parcel 404-22-062 A & B requesting a General Plan Amendment & a Zoning Map Change from R2 District for multiple dwelling to C1 district for commercial neighborhood sales and service for approximately .21 acres located at 85 Hollamon Street.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at www.cvaz.org. Please write your comments below and return your comments to my attention by **May 11, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: The Sanitary District has no comment on this item

Printed Name Jan Grogan Signature Jan Grogan
Phone 928-367-6794

Jenna Paulsen

Redden GPA & ZMC

From: "Jeffrey Low" <Jeffrey.Low@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Sent: Wednesday, April 18, 2007 10:19 AM
Subject: PGA 2007-01 & ZMC 2007-01 - Flood Control District Review Comments

04-18-07A11:21 RCVD

Jenna:

The parcel is impacted by localized drainage. The Flood Control District has no objections to the General Plan Amendment and Zoning Map Change from R2 District to C1 District.

The Town should be aware that future development will increase the runoff from the site. The developer should be required to obtain an Arizona Registered Civil Engineer to detail runoff is not being increased from the site and that drainage is routed to the appropriate drainage facilities. All drainage facilities should be detailed within a drainage easement. All aspects of storm water management, including onsite routing of runoff, detention/retention requirements, and stormwater pollution prevention requirements are the responsibility of the Town of Camp Verde and should be reviewed accordingly.

All questions regarding these comments should be directed to my attention at (928) 771-3197.

Thanks.

- Jeff

Floodplain Unit Manager
Yavapai County Flood Control District
jeffrey.low@co.yavapai.az.us
(928) 771-3197

Jenna Paulsen

From: "Enalo Lockard" <Enalo.Lockard@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Sent: Thursday, April 19, 2007 3:31 PM
Subject: GPA 2007-01 & ZMC 2007-01

Per your referral on the above referenced application, I am advising you that Yavapai County Development Services has no comments on the application as it does not appear to impact any properties or land use issues under our jurisdiction.

Thanks for keeping our department in the loop on development in your jurisdiction.

Enalo

Enalo L. Lockard, AICP
Assistant Director
Development Services
Ph. (928) 649-6203
Fax (928) 639-8153
e-mail enalo.lockard@co.yavapai.az.us

4/19/2007

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: April 6, 2006

TO:

- | | |
|--|---|
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input checked="" type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
| <input type="checkbox"/> Park and Recreation Department | <input type="checkbox"/> Camp Verde Sanitary District |
| <input type="checkbox"/> Community Development Director | <input type="checkbox"/> Verde Lakes Water District |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Marshal's Department |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School District |
| <input type="checkbox"/> Verde Valley Fire Department | <input type="checkbox"/> U.S Forest Service |
| <input type="checkbox"/> Yavapai County Planning | <input type="checkbox"/> City of Cottonwood Planning |
| <input type="checkbox"/> Yavapai County Flood Control | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Yavapai County Development Services -
Environmental Services Dept. | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Yavapai County Environmental Unit | |

**Project Review: Contact Agent,
Owner & Engineer**

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

GPA 2007-01 & ZMC 2007-01: Applications submitted by Cynthia Redden, owner of parcel 404-22-062 A & B requesting a General Plan Amendment & a Zoning Map Change from R2 District for multiple dwelling to C1 district for commercial neighborhood sales and service for approximately .21 acres located at 85 Hollamon Street.

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COMMENTS: None

Printed Name Ron Long Signature 
Phone 567-0534 X129

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular

Meeting Date: 6-27-07

Consent: **Executive Session/Confidential:** Type(s) of Presentation: Visual

AGENDA TITLE: (Be Exact): Public Hearing, Discussion and possible approval of Ordinance 2007 A342, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcels 404-22-062A and -062B consisting of approximately .21 acres from R2-4 to C1. This rezoning is to allow for the commercial activity of a beauty Salon.

Site Location: 85 Hollamon Street

PURPOSE AND BACKGROUND INFORMATION: This property is located on the corner of Hollamon and 2nd Street which is the boundary between the zoning districts of R2-4 and C2-4. Historically, the uses along Hollamon and 2nd have been mixed with churches, mobile home parks, retail sales, service, professional suites and dwelling units. The owner recently purchased the property and wants to move her salon from its present location on Montezuma Hwy to this location. One of the parcels will be dedicated to off-street parking for her clients. The general plan amendment must be approved, before moving forward on the re-zoning. Any comments received from agencies or neighbors within 300' are included in the packet. The applicant was given the Consent to Conditions/Waiver for Diminution of Value and voluntarily signed it after the Commission recommended approval to the Council. This document is included in the packet

STAFF RECOMMENDATION(S): Approve

LIST ALL ATTACHMENTS: Ordinance, Waiver, Staff Report, Zoning Map and agency comments

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

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

Finance Director Review

Budgeted/Amount N/A \$

Comments:

Fund: n/a

Line Item/: n/a

Submitting Department:P&Z

Contact Person: Nancy Buckel

Town Manager/Designee: _____

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



ORDINANCE 2007 A342

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FOR PARCELS 404-22-062A AND -062B CONSISTING OF APPROXIMATELY .21 ACRES FROM R2-4 TO C1. THIS REZONING IS TO ALLOW FOR THE COMMERCIAL ACTIVITY OF A BEAUTY SALON .

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

WHEREAS, Ordinance 2007-A342 will promote the public health, safety and general welfare of the 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 finds as follows:

- A. A request for **Zoning Change 2007-01** was filed by Cynthia Redden, owner, for the purpose of rezoning parcels **404-22-062A and -062B from R2-4 to C1**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Change was reviewed by the Planning Commission on **June 7, 2007** in public hearing that was advertised and posted according to state law.
- C. A neighborhood meeting was held by the applicant on **May 25, 2007** as required by **ARS 9-462.03B**.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Change 2007-01** is approved, based upon the following findings:

- A. The zoning change will promote the public health safety, or welfare of the general public.

- B. The property has been re-classified by Resolution 2007-728 on the Town's General Plan Land Use Map as Commercial; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
-

Section 2. This ordinance is effective upon completion of publication and any posting as required by law.

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 27th day of June 2007, to be effective when publication and posting, pursuant to law, is completed.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A LEGAL DESCRIPTION

Lots 1, 2, & 3 of Block 8 of Camp Verde Town Site

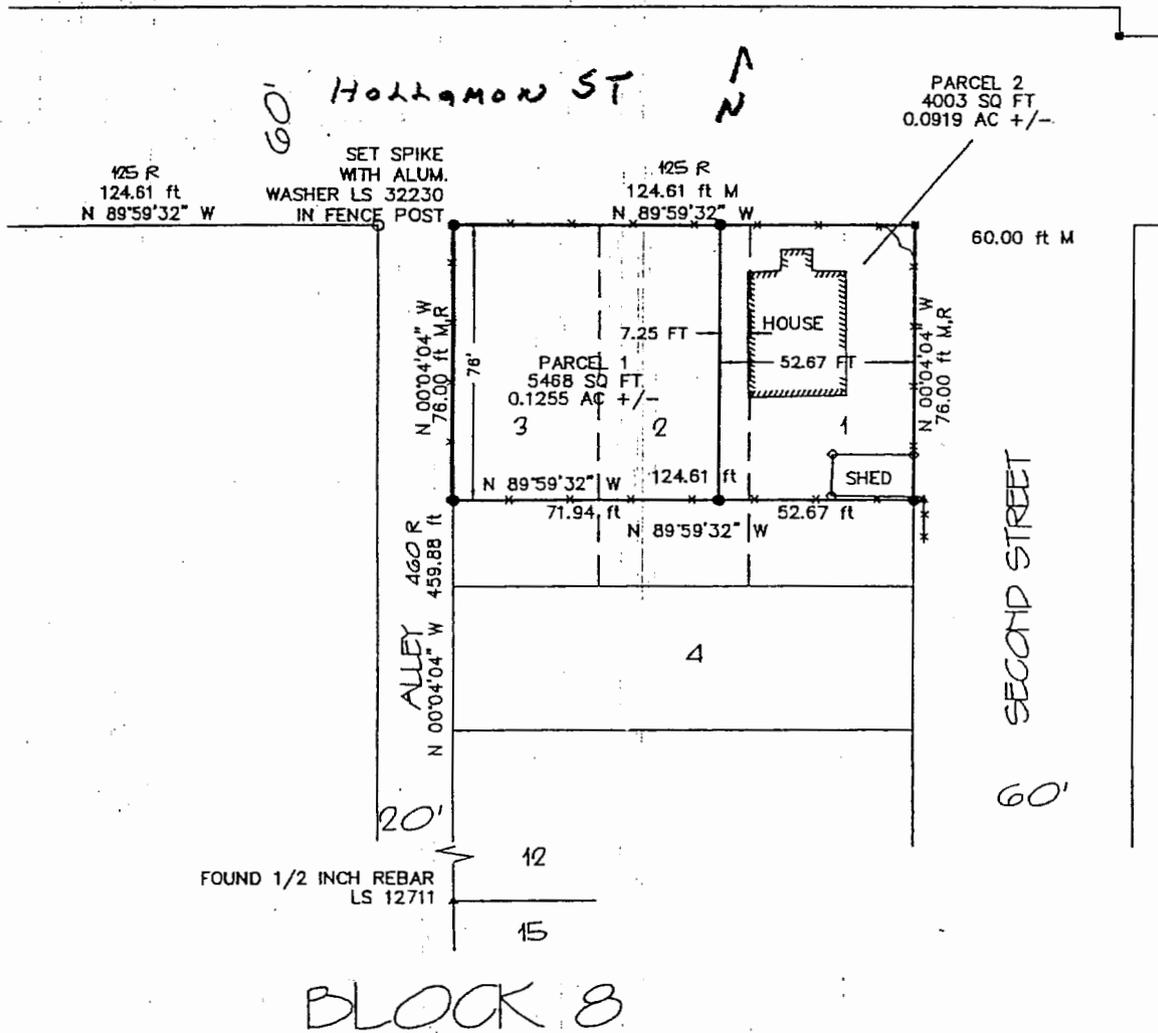
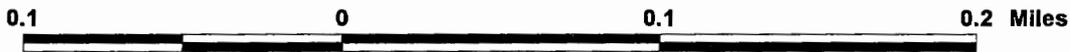
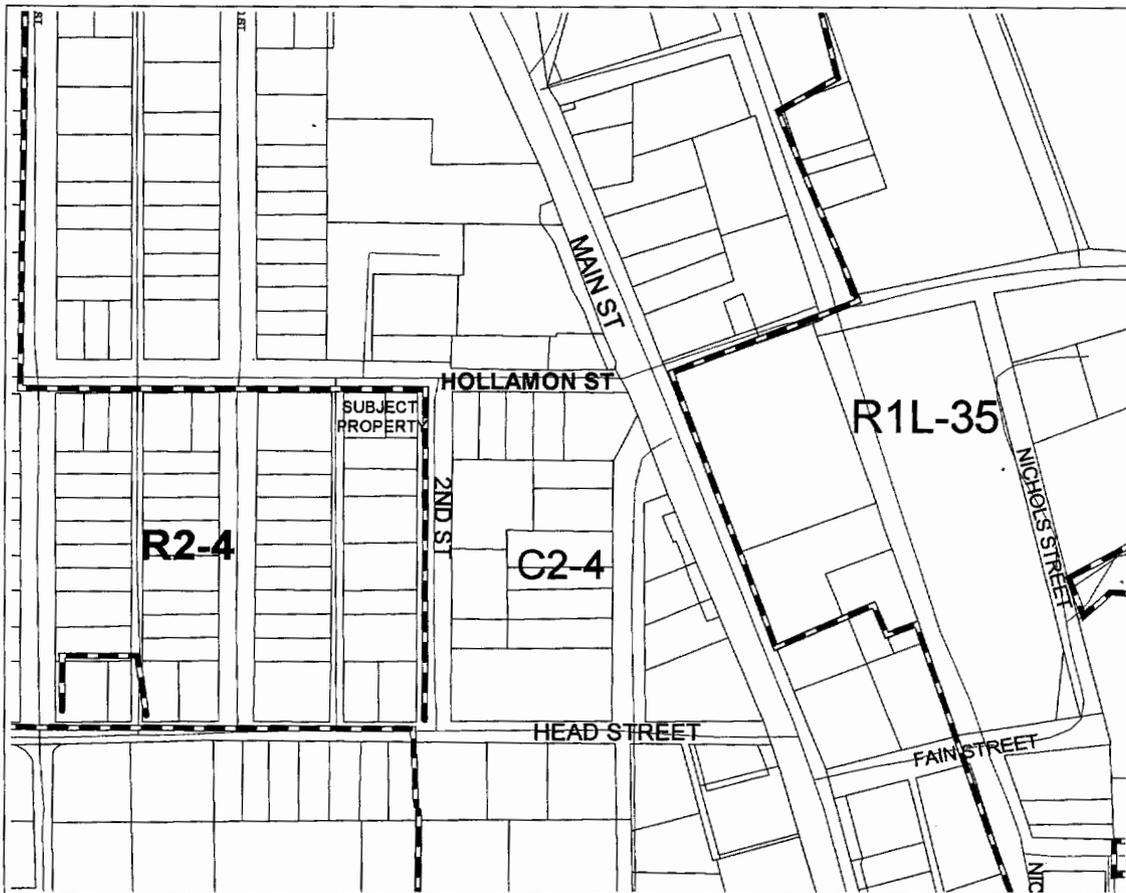


EXHIBIT B
MAP

Vicinity Map
for
GPAMD & ZMC
for
404-22-062A & -062B



ATTACHMENT A

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE
(Property owned by one or more individuals)

The undersigned is the owner of the parcel of land described in Attachment 1 hereto that is the subject of the GPA 07-01 and ZMC 07-01 for parcels 404722-007A1B ("Land Use Application"). By signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Land Use Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Land Use Application.

Dated this 15 day of June, 2007.

OWNER(S):

Cynthia S Redden
Print Name

Print Name

Cynthia S Redden
Signature

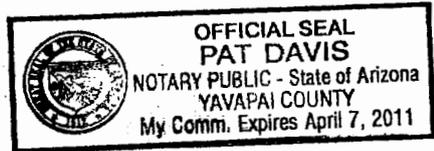
Signature

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 15 day of June, 2007 before me, the undersigned Notary Public, personally appeared CYNTHIA REDDEN, who acknowledged that this document was executed for the purposes therein contained.

Pat Davis
Notary Public

My Commission Expires:
April 7, 2011



CASE NO. 07-11

PROJECT NO. ZMC 2007-01

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108 ^{04-02-07P03:21 RCVD}
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE <u>4-2-07</u>	TAKEN BY <u>B. Quinn</u>
ASSESSOR'S PARCEL NO. <u>404-22-062B/A</u>	FEES <u>\$500.00</u> Rec.# <u>12287</u>
PRESENT ZONING <u>R2-4</u>	HEARING DATE _____
SUBDIVISION <u>N/A</u>	
ADDRESS OF PROPERTY <u>85 Hollamon</u>	

REQUEST: Property to be zoned C-1

OWNER Cynthia Redden PHONE 928-301-4591 ^{for 361-8526} FAX _____

ADDRESS PO Box 727 CITY CV STATE AZ ZIP 86322

CONTACT PERSON Cindi Redden

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize _____ to act as my agent in the application.

Name of Agent _____

Signature of Owner Cynthia Redden Date _____

AGENT _____ PHONE _____ FAX _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTACT PERSON _____

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 Cynthia Redden Date 4-2-07

**Letter of intent for proposed amendment of property at
85 Hollamon, Camp Verde
(404-22-062B/A)**

04-02-07P03:24 RCVD

**Above said property to be changed from current zoning to commercial
(C-1) zoning.**

**We currently operate Simplicity Salon at 170 S Montezuma Castle Hwy.
Which we will be moving to 85 Hollamon.**



04-02-2007

Cynthia Redden

Impact of proposed zoning change at 85 Hollamon

Hollamon Street is in the general plan of Camp Verde for commercial zoning. Currently the majority of property from main to 3 Rd Street is commercial.

Moving the salon from its current location to 85 Hollamon will encourage downtown business participation. Among the fact this property is being developed to fit the territorial theme of the downtown business district.

Hours of operation for Simplicity salon are Tuesday thru Saturday from 9am to 5pm. Current traffic impact is approximately 2 cars per hour.

A portion of this property at 85 Hollamon will consist of a 10 space parking lot. Which will create off street parking for the salon.

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

04-02-07P03:24 RCVD

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 404-22-062B/A

Date: 4-2-07

Legal Description: SEE ATTACHED

Name: Cynthia Redden

Address: 85 Hollamon

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.

Cynthia S Redden
Applicant's Signature

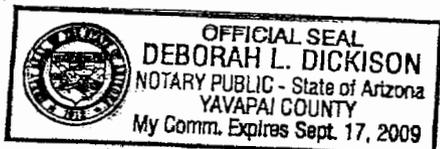
4-2-07
Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 2 day of April, 2007 before me, the undersigned Notary Public, personally appeared Cynthia S Redden who executed the foregoing instrument for the purpose therein contained.

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



Deborah L. Dickison
Notary Public
Sept 17, 2009
Date Commission Expires

DIRECTIONS TO PROPERTY

04-02-07P03:24 RCVD

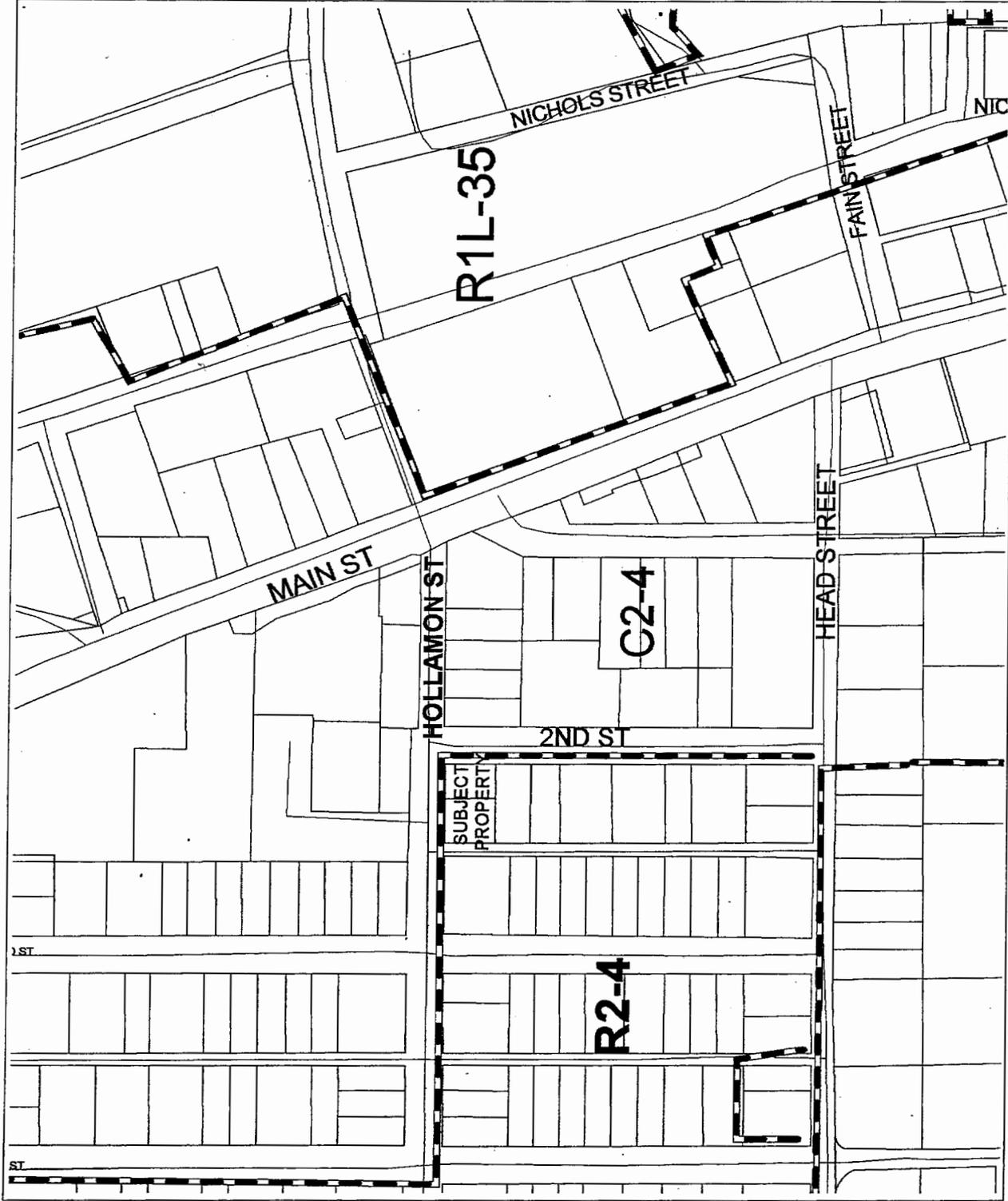
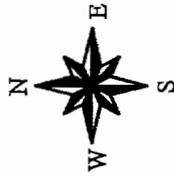
ASSESSOR'S PARCEL NUMBER 404-22-062B/A

APPLICANT'S NAME Cynthia Redden

PROPERTY ADDRESS 85 Hollamon

DIRECTIONS TO PROPERTY 1 block west of main st
on Hollamon.
South west corner of Hollamon & 2nd

Vicinity Map
for
GPAMD & ZMC
for
404-22-062A & -062B

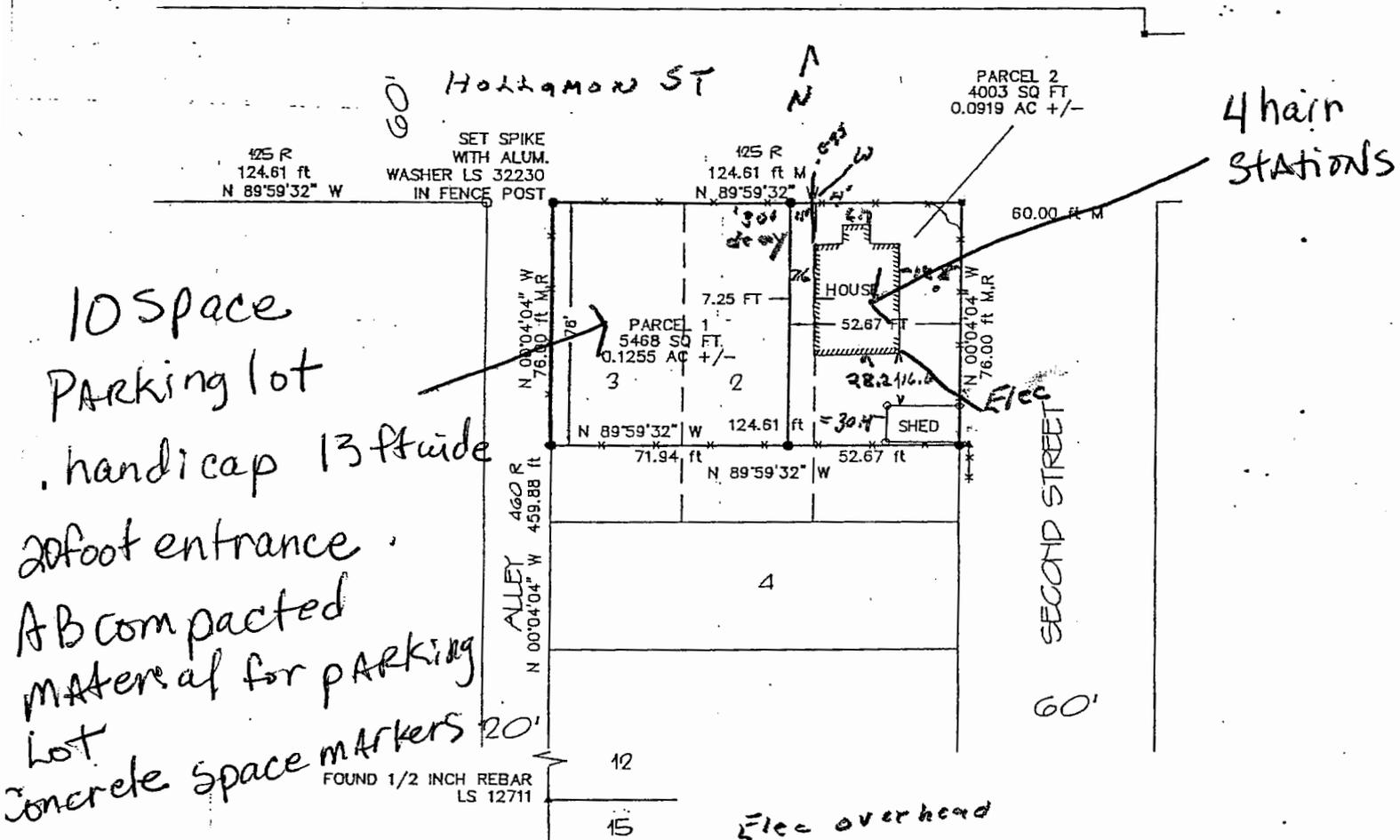


**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH**

25
COPIES

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.

04-02-07P03:24 RCVD



BLOCK 8

drainage controlled by existing streets

PERMIT #	ASSESSOR'S PARCEL #	ADDRESS

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Scale: _____

Approved By: _____

Date: _____

Signature of Owner or Authorized Representative

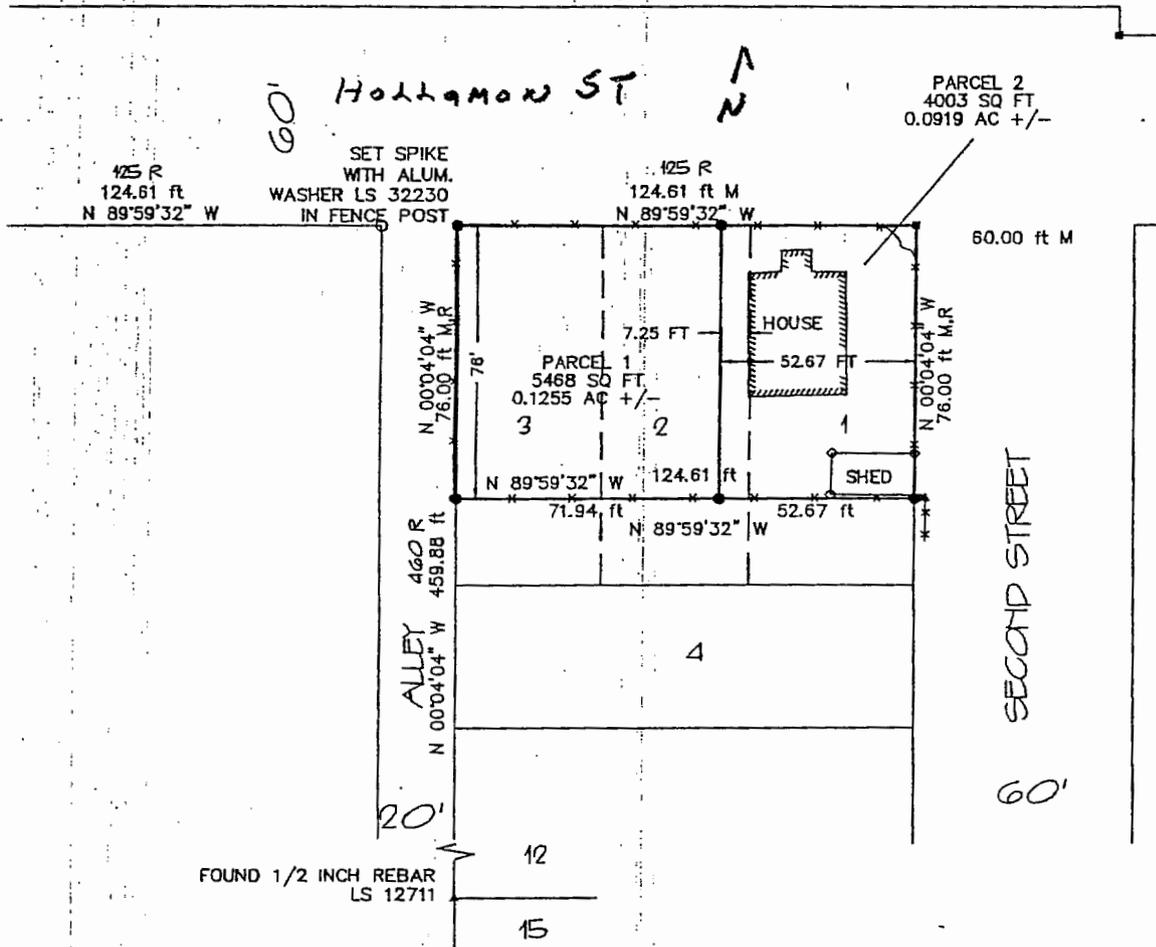
Date

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH**

25
COPIES

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.

04-02-07P03:25 RCVD



BLOCK 8

PERMIT #	ASSESSOR'S PARCEL #	ADDRESS

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[Signature]
Signature of Owner or Authorized Representative

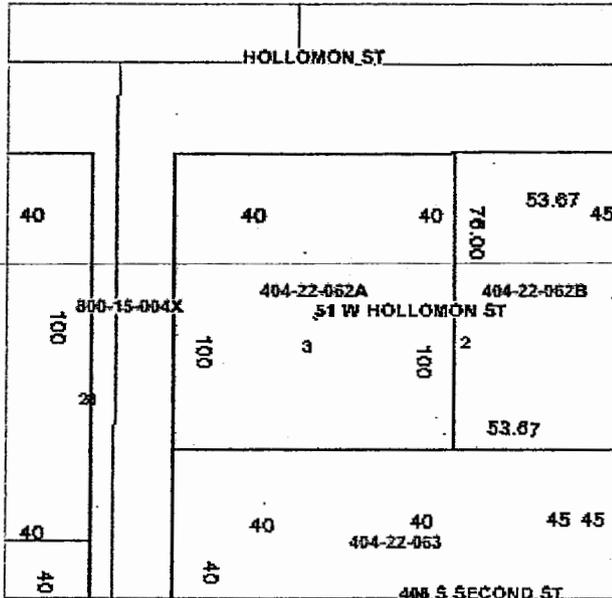
4-2-07
Date



Scale: _____
Approved By: _____
Date: _____

Yavapai County, AZ-Parcel summary

Printed: 4/2/2007



Parcel ID
404-22-062A

Owner
REDDEN CYNTHIA

Mailing Address
PO BOX 727

City State Zip
CAMP VERDE AZ 86322

Secondary owner
N/A

Recorded Date	Last Transfer Docket	Last Transfer Doc Page
10/31/2006	4450	472

Map Scale = 1:594

Physical Address

51 W HOLLOMON ST .

Incorporated Area

TOWN OF CAMP VERDE

DOR Acres

0.12

Calculated Acres

0.121

Subdivision

CAMP VERDE TOWNSITE

Subdivision Type

MAP & PLAT

School District

CAMP VERDE SD #28

Fire District

CAMP VERDE FD

Improvements (0)

Model Type

Total Floor Area

Const. Year

Assessment Ratio

16

Legal Class

AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Taxes Billed

\$349

2005 Taxes Billed

N/A

2008 Full Cash Value

\$28,000

2008 Limited Value

\$19,750

2008 Net Assessed FCV

\$4,480

2007 Full Cash Value

\$17,000

2007 Limited Value

\$17,000

2007 Net Assessed FCV

\$3,160

Instrument Type

Other

Legal Class

02.R

Recent Sale Date

N/A

Sale Amount

N/A

Deed Type

Sale Docket

N/A

Sale Page

N/A

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. **No portion of the information should be considered to be, or used as, a legal document.** The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: April 6, 2006

TO:

- | | |
|--|--|
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
| <input type="checkbox"/> Park and Recreation Department | <input type="checkbox"/> Camp Verde Sanitary District |
| <input type="checkbox"/> Community Development Director | <input type="checkbox"/> Verde Lakes Water District |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Marshal's Department |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School District |
| <input type="checkbox"/> Verde Valley Fire Department | <input type="checkbox"/> U.S Forest Service |
| <input type="checkbox"/> Yavapai County Planning | <input type="checkbox"/> City of Cottonwood Planning |
| <input type="checkbox"/> Yavapai County Flood Control | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Yavapai County Development Services -
Environmental Services Dept. | <input type="checkbox"/> Other <u>Council</u> |
| <input type="checkbox"/> Yavapai County Environmental Unit | Project Review: Contact Agent,
Owner & Engineer |

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

GPA 2007-01 & ZMC 2007-01: Applications submitted by Cynthia Redden, owner of parcel 404-22-062 A & B requesting a General Plan Amendment & a Zoning Map Change from R2 District for multiple dwelling to C1 district for commercial neighborhood sales and service for approximately .21 acres located at 85 Hollamon Street.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at www.cvaz.org. Please write your comments below and return your comments to my attention by **May 11, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: *This seems appropriate. As I have been told this location was out of plan, if not within that land use. Commercial. It is close to the designated commercial land use in the Gen. Plan.*

Printed Name TONY Gioia Signature 
Phone 567 66 31 XT 103

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

April 9, 2007

Jenna Paulsen- Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108
PO Box 710
Camp Verde AZ 86322

RE: GPA 2007-01 & ZMC 2007-01
Name: Cynthia Redden
Parcel No.: 404-22-062A & B
Location: 85 Hollamon Street

Dear Ms. Paulsen:

We have reviewed the application for the General Plan Amendment and Zoning Map Change submitted by Cynthia Redden for their property located at 85 Hollamon Street. This area is within our Certificate of Convenience and Necessity issued by the Arizona Corporation Commission. We currently provide this parcel with potable water service.

If the zoning for this parcel is changed we will be able to continue to provide the necessary water service needed. We have no objection to the approval of this GPA & ZMC.

If you have any questions or need additional information please let us know.

Sincerely,



Stanley Bullard
Vice President
Camp Verde Water System, Inc.

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: April 6, 2006

TO:

- | | |
|--|--|
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
| <input type="checkbox"/> Park and Recreation Department | <input checked="" type="checkbox"/> Camp Verde Sanitary District |
| <input type="checkbox"/> Community Development Director | <input type="checkbox"/> Verde Lakes Water District |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Marshal's Department |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School District |
| <input type="checkbox"/> Verde Valley Fire Department | <input type="checkbox"/> U.S Forest Service |
| <input type="checkbox"/> Yavapai County Planning | <input type="checkbox"/> City of Cottonwood Planning |
| <input type="checkbox"/> Yavapai County Flood Control | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Yavapai County Development Services -
Environmental Services Dept. | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Yavapai County Environmental Unit | Project Review: Contact Agent,
Owner & Engineer |

FROM: Jenna Paulsen – Admin. Assistant
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Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

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A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at www.cvaz.org. Please write your comments below and return your comments to my attention by **May 11, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: *The Sanitary District has no comment on this item*

Printed Name Jan Grogan Signature Jan Grogan
Phone 928-867-6794

Jenna Paulsen

Redden GPA & ZMC

From: "Jeffrey Low" <Jeffrey.Low@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Sent: Wednesday, April 18, 2007 10:19 AM
Subject: PGA 2007-01 & ZMC 2007-01 - Flood Control District Review Comments

04-18-07A11:21 RCVD

Jenna:

The parcel is impacted by localized drainage. The Flood Control District has no objections to the General Plan Amendment and Zoning Map Change from R2 District to C1 District.

The Town should be aware that future development will increase the runoff from the site. The developer should be required to obtain an Arizona Registered Civil Engineer to detail runoff is not being increased from the site and that drainage is routed to the appropriate drainage facilities. All drainage facilities should be detailed within a drainage easement. All aspects of storm water management, including onsite routing of runoff, detention/retention requirements, and stormwater pollution prevention requirements are the responsibility of the Town of Camp Verde and should be reviewed accordingly.

All questions regarding these comments should be directed to my attention at (928) 771-3197.

Thanks.

- Jeff

Floodplain Unit Manager
Yavapai County Flood Control District
jeffrey.low@co.yavapai.az.us
(928) 771-3197

4/18/2007

Jenna Paulsen

From: "Enalo Lockard" <Enalo.Lockard@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Sent: Thursday, April 19, 2007 3:31 PM
Subject: GPA 2007-01 & ZMC 2007-01

Per your referral on the above referenced application, I am advising you that Yavapai County Development Services has no comments on the application as it does not appear to impact any properties or land use issues under our jurisdiction.

Thanks for keeping our department in the loop on development in your jurisdiction.

Enalo

Enalo L. Lockard, AICP
Assistant Director
Development Services
Ph. (928) 649-6203
Fax (928) 639-8153
e-mail enalo.lockard@co.yavapai.az.us

4/19/2007

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: April 6, 2006

TO:

- | | |
|--|--|
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input checked="" type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
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Environmental Services Dept. | <input type="checkbox"/> Other _____ |
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Owner & Engineer |

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
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Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

GPA 2007-01 & ZMC 2007-01: Applications submitted by Cynthia Redden, owner of parcel 404-22-062 A & B requesting a General Plan Amendment & a Zoning Map Change from R2 District for multiple dwelling to C1 district for commercial neighborhood sales and service for approximately .21 acres located at 85 Hollamon Street.

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COMMENTS: None

Printed Name Ron Long Signature 
Phone 567-0534 X129

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY JUNE 7, 2007
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 6:30 p.m.

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

Also Present: Housing Director Matt Morris and Recording Secretary Margaret Harper.

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

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:**
May 10, 2007 – Regular Session
 - b. **Set Next Meeting, Date and Time:**
June 14, 2007 – Regular Session – 6:30 p.m.On a motion by German, seconded by Butner, the Consent Agenda was unanimously approved as presented.

There was some discussion regarding setting a meeting on June 14, 2007; it was agreed that the meeting will be canceled if necessary.

5. **Call to the Public for Items not on the Agenda**
Leonard Krautbauer questioned the reason for the presence of some of the citizens attending. *He was advised that he was speaking prematurely.*

There was no further public input.

6. **Public Hearing, Discussion and Possible Recommendation to the Town Council on Use Permit 2007-02: A request submitted by the Verde Lakes Property Owners' Association for a use permit to allow the Verde Lakes Water Corporation to have an office and storage yard on parcel 404-13-451H located at 2867 Verde Lakes Drive and split zoned R1-10 and RCU2A.**
On a motion by German, seconded by Bullard, the Commission voted unanimously to continue this agenda item until the time that it can be reviewed by the Community Development Director, the procedure put in place, and the applicant again brings it forward.

STAFF PRESENTATION

In response to a preliminary question from the Commission, Director Morris said he believes that it is common for permanent structures to be allowed under a Use Permit; however, the Commission has the option of making its own decision in that regard.

DRAFT

Morris reviewed the background of the request for the construction of an office and storage yard on a parcel of property that is shared by Verde Lakes Property Owners Clubhouse and the Verde Lakes Water Corporation. The current zoning is split between RCU-2A and R1-10. There is no opposition from the adjacent property owners; Yavapai County Flood Control requests a drainage report and grading/drainage plan; the Use Permit is being sought on a 10-year basis.

PUBLIC HEARING OPEN

Applicant's Statement

Shirley Brinkman, representing the Property Owners Association, said that the Water Company currently rents part of the existing Clubhouse; she outlined the proposed location of the new construction. No architect has yet been hired pending decision on the Use Permit. Ms. Brinkman confirmed that no complaints have been received regarding the plan.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The Commission discussed the existing split zoning on the parcel as well as concern that an easement should be provided for access to the new structure. Concern was expressed about constructing an office building in a residential zone. It was also pointed out that the submitted plot plan incorrectly positions the building. After further discussion regarding a proposed commercial building in a residential zone, as well as construction of a permanent structure under a Use Permit, it was suggested that a better resolution would be for the applicant to apply for a change in zoning to commercial, and to resubmit a plot plan that is correct as to the issues questioned, including setbacks and access. The Commission discussed with the applicant coming back with a request for rezoning instead of the Use Permit, and the concern of the Commission that the Association would not have to lose the \$500 fee already paid. Morris confirmed that the Community Development Director will be requested to review the issue and determine the procedure to be followed, after which the applicant will bring the application for rezoning forward.

STAFF COMMENTS

Morris commented that if the Commission requires the rezoning as discussed, there may be a conflict between the Land Use and the requested rezoning, which may require a General Plan Amendment and related costs.

- 7. Public Hearing, Discussion and Action on: GPA 2007-01: Public Hearing, Discussion and Action on General Plan Amendment 2007-01 submitted by Cynthia Redden to amend the Land Use Map from High Density Residential to Commercial for Parcels 404-22-062A and -062B located at 85 Hollamon**

Street to allow for rezoning to C1.

On a motion by Bullard, seconded by German, the Commission by a 4-1 vote recommended to Council approval of General Plan Amendment 2007-01 submitted by Cynthia Redden to amend the Land Use Map from High Density Residential to Commercial for Parcels 404-22-062A and -062B located at 85 Hollamon Street to allow for rezoning to C1; with a 'no' vote by Burnside.

DRAFT

STAFF PRESENTATION

Morris said the request is to rezone the parcels to a C-1 designation for the purpose of operating a beauty salon; such designation fits within the parameters of the General Plan, and staff supports the request.

PUBLIC HEARING OPEN

Applicant's Statement

Cynthia Redden explained how she had purchased the property with understanding from the both the County and Town Hall that the property was commercial; based on that information she had invested much effort and money to establish the business. Only recently had Ms. Redden found that the property was in a "bubble," and was not commercial.

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 concern that rezoning the property to C1 will result in non-conforming structures, pointing out the recent remodeling; however, it was confirmed that the existing structure fits in with and is the same as the others along that street. In addition, sufficient parking has been provided.

STAFF COMMENTS

There were no further staff comments.

- 8. **Public Hearing, Discussion and Action on: ZMC 2007-01: Public Hearing, Discussion and possible Recommendation on Zoning Map Change 07-01 submitted by Cynthia Redden owner of parcels 404-22-062A and -062B, located at 85 Hollamon Street, and requesting the Zoning be changed from R2-4 to C1.**

On a motion by German, seconded by Butner, the Commission voted unanimously to recommend to Council approval of Zoning Map Change 2007-01 submitted by Cynthia Redden, owner of parcels 404-22-062A and -062B, located at 85 Hollamon Street, and requesting the Zoning be changed from R2-4 to C1.

STAFF PRESENTATION

There was no staff presentation.

PUBLIC HEARING OPEN

Applicant's Statement

Cynthia Redden said she would appreciate changing the zoning on the map so she could open her beauty salon.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

DRAFT

APPLICANT'S REBUTTAL

No rebuttal was necessary

PUBLIC HEARING CLOSED

Board Discussion

With only brief discussion, the Commission confirmed general support for the requested zoning map change.

9. **Public Hearing, Discussion and possible Recommendation on AMD 2007-04 Section 109 A & B: Amendment to the Planning and Zoning Ordinance to remove language concerning farm animals, under permitted uses, and adding language that refers to Section 108, livestock regulations, to address the inconsistencies concerning livestock regulations.**

On a motion by Bullard, seconded by German, the Commission voted unanimously to recommend to Council approval of AMD 2007-04 Section 109A & B: Amendment to the Planning and Zoning Ordinance to remove language concerning farm animals, under permitted uses, and adding language that refers to Section 108, livestock regulations, to address the inconsistencies concerning livestock regulations.

STAFF PRESENTATION

Morris said he wanted to make it clear to those in attendance that this item was simply to provide consistency between two Code sections; the next item deals with the issue of allowing animals.

Witt assured the audience that everyone will have an opportunity to speak on the next item, which was apparently why they had come to the meeting. At that point Witt opened the public hearing to anyone who wanted to address the proposed amendment to Section 109.

PUBLIC HEARING OPEN

(Comment from the following individual is summarized.)

Greg Terry said he believes that the corrections to 109 are some good, if any, that has come from the pig issue.

There was no further public input.

PUBLIC HEARING CLOSED

Board Discussion

In response to a request from the Commission for clarification, Morris said that all references in terms of farm animals in Section 109 were removed and text inserted to refer to Section 108.

10. **Public Hearing, Discussion and Possible Recommendation on AMD 2007-03 Section 108 D: Amending the Planning and Zoning Ordinance Section 108D Livestock, to address the raising of swine within the Town's limits and other inconsistencies concerning livestock regulations.**

On a motion by Butner, seconded by German, the Commission voted unanimously to continue this agenda item to July 12, 2007.

Note: Prior to the staff's presentation a recess was called at 7:22 p.m. in order to provide the public with copies of the proposed subject revisions; the meeting was called back to order at 7:34.

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STAFF PRESENTATION

Morris outlined the major changes being proposed by the Commission as the result of previous Work Sessions, including the removal of points allowing swine and the Exception portion of 108, limiting a property to only one swine, eliminating breeding of swine within the town, requirements for pens and structures, and student projects under Use Permits. Morris commented on added provisions regarding nuisance and health concerns and the role of the Code Enforcement Officer, and explained the process for applying for a Use Permit.

Prior to opening up the public hearing, Witt outlined the procedure and stressed that there will be no insulting remarks or addressing anyone in a contentious manner, that the Ordinance changes affect all properties, not just one specific property, and requested that remarks be concise.

PUBLIC HEARING OPEN

(Comments from the following individuals are summarized.)

Pam Sterrett strongly protested 4-H activities being taken away from the kids, and said she found the proposed changes very offensive. *(A show of hands requested by Witt reflected that the majority were in support of her comments.)*

Linda German said she was offended by the remarks by Rob Witt that were quoted in the *Journal*, and that his remarks were demeaning to the other Commissioners.

Bob Weir questioned having to choose which of his children would raise a pig under the proposed changes, as well as concern that eliminating pigs could lead to eliminating other animals as well.

Kristi Mulcaire distributed a handout listing the variety of 4-H projects, and read a lengthy prepared statement defending the current 4-H activities and the growing numbers of members, and citing the popularity and relatively low expense of raising and showing swine.

Loren Eldridge said that contrary to the atmosphere, it is nonsense to imply there is an attack on 4-H; the problem has arisen because of a large-scale pig breeding operation and sanitation and odor issues.

Eileen States commented on the activities of the kids bringing pride to the Town and their community service as volunteers.

Greg Terry said he is embarrassed by the wording of the proposed changes to 108, and reiterated his insistence that unless the Commission has expert guidelines to follow, informed decisions cannot be made. He criticized Buckel for not doing all she is supposed to be doing as far as giving the Commission all the information it needs. Mr. Terry added that this is exactly an attack on 4-H, and that the Code Enforcement Officer has not found any evidence of a nuisance at his property.

(At this point Morris suggested that everyone try to work together on a solution as opposed to talking about specific properties, and that the Code Enforcement

Officer has done research in terms of possible health impacts. Chairperson Witt in summary suggested that the comments so far reflect that the Town would still like the kids to have the opportunity to do 4-H projects, and there appears to be objection to the limit of one swine per property, adding that if there is some number that makes sense, that would be considered.)

DRAFT

Ivan Piper said there is no one present that is against 4-H; as for the smell and flies, they exist. If there are three children they should each have a pig; but not run a breeding program. A hog farm should not be in a residential area; that should be out of the Town limits.

Greg Terry again spoke, explaining that a breeding program is an indefinite process and a lot of work. Terry said he is trying to set up a non-profit program for breeding pigs to help the kids, and trying to work with the Town. Terry insisted that 108 is all right as it stands, and in a lengthy discussion with Chairperson Witt continued to try to further argue and defend the operation of his facility as well as the sufficiency of 108 as it is.

Daria Weir explained the steps involved in a breeding project and the length of time the animals are kept on the property, adding that swine should remain as part of the point system. The nuisance factor should be the main consideration.

Ella Guy who recently moved to Camp Verde said she chose it because of the rural lifestyle where her children can raise animals.

Jase Terry spoke on behalf of the three Terry children, read the wording on a petition on which 43 signatures had been gathered in support of their activities, and offered the original for the record.

Debbie (unintelligible) said she would like the former language to be kept in, and that many 4-H members own smaller lots than 1/2 acre; she questioned the price for a Use Permit. *(She was assured there would be no charge.)*

Tammie Dunn said the same zoning issues had come before the Council 10 or 11 years ago involving horses, and it has worked fine since that time.

Leonard Krautbauer strongly protested the number of swine next to his property, and the odor and flies; one pig for each child is all right.

Linda Richardson, Greg Terry's mother-in-law, said the whole family is involved in the property as a project, and questioned why the issue has been brought up just because a few people don't like pigs.

Eric Schweizer said that no one is against 4-H; he is talking about the threat to his health and that he is on a breathing machine; the dirty air is polluted; the amount of pigs should be reduced.

Kim Elmer said she has three boys who raised pigs; the children are asthmatic and had no problem and should not be stopped from doing it again.

Caren Terry said she has no problem with reducing the number of animals allowed on a property, but doing away with a certain animal because of dislike is not fair; let the 4-H kids to have their projects.

Greg Terry was allowed to again speak, disagreeing that numbers need to be reduced. Terry asserted that as much as the Commission tried to make the issue Town-wide, what has been found is an issue about his property; the concern addressed by the "vocal minority" is one that needs to involve the Code Enforcement Officer. Terry believes it is a property-specific issue and reiterated that 108 is all right the way it is.

DRAFT

Charlotte Gresham said she lives on under a 1/2 acre, and her children have raised pigs with no odor or fly problem or neighbor complaints.

There was no further public input.

PUBLIC HEARING CLOSED

Board Discussion

The Commission discussed the possibility that children who are engaged in 4-H and FFA projects should not be required to have a Use Permit, with perhaps the exception of a breeding project. There was comment that a breeding project being an ongoing type of project appears to be truly in the nature of a commercial operation which is exactly what requires a Use Permit. Morris referred to a report that had been submitted by the Code Enforcement Officer finding no odor or flies problem on the Terry property; however, there was a request that it would be helpful to hear directly from the Code Enforcement Officer. In response to one question to Ms. Mulcaire, she confirmed that four 4-H breeding swine projects were on the Terry property.

In summary, there was a consensus that the Council and the Commission members do want to continue 4-H and FFA programs. The Town also has the ability to limit things that it feels are abused. Furthermore, everybody's problem could be solved, except for the Terrys, by providing that every child can have a project, and possibly even a breeding project, but limiting it to only one sow and the piglets.. It was also suggested that a breeding project might be the only 4-H or FFA project that requires a Use Permit, which would help to ensure consideration of and no adverse impact on neighbors' rights. The question was also raised regarding whether a breeding project or projects should be limited to a specific property; also, based on the number of children on that property, the possibility of abuse.

It was suggested that under Paragraph 3, Exceptions, c), the reference to "one acre" be eliminated. Also, language should be added stating that "each child that resides on a piece of residential property and who is a member of 4-H or FFA may raise one swine for 4-H or FFA purposes on an annual basis." In addition, "If a swine is retained from the previous year's 4-H or FFA project, then that swine shall count as a project for the current year." It was also agreed that the Points system be brought back in, with the final number still to be decided.

After further deliberation, based in part on the public input, the members agreed that more time is needed to study and/or revise the proposed changes as presented.

11. Commission Informational Reports:

Bullard commented that Fed-Ex has constructed its building without a permit.

Burnside asked if a report will be given by staff following attendance on the Proposition 207 issue.

DRAFT

12. Staff Report

Morris said he would be attending the Proposition 207 meeting tomorrow and the next public meeting on the 5-acre site with the Drachman Institute is tentatively set for June 26th.

13. Adjournment

On a motion by Butner, seconded by German, the meeting was adjourned at 9:26 p.m.

Rob Witt, Chairperson

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 7th day of June 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2007.

Margaret Harper, Recording Secretary