

**AMENDED
AGENDA**



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 28, 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) June 20, 2006 – Work Session

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

1) Regular Session – July 5, 2006 6:30 p.m.

2) Joint Work Session with P&Z – July 18, 2006 at 5:00 p.m.

3) Regular Session – July 19, 2006 at 6:30 p.m.

4) Council Hears P&Z – July 26, 2006 at 6:30 p.m.

c) **Discussion, consideration, and possible renewal of the Memorandum of Understanding with NACOG to operate the Voucher Transit System.**

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

6. **Discussion, consideration, and possible approval of an agreement with owner/agent Rob Witt for NEI subdivision for withholding building permits in lieu of filing a performance bond to ensure infrastructure and all required offsite improvements for this subdivision/commercial park.**

7. **Discussion, consideration, and possible approval SPR 06-02 for the Steve Coury Ford Dealership.**

Councilor Parry requested items # 7a. and 7b.

7a) **Discussion, consideration and possible direction to Staff regarding the requirement of certified documents from applicants for building and zoning related matters.**

7b) **Discussion, consideration, and possible reaffirmation of Section 120 of the Planning and Zoning Ordinance for the Town of Camp Verde, and possible direction to staff to ensure that all outdoor lighting, including lighting in new and recent construction, is in compliance with this ordinance.**

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

There will be no Public Input on the following items:

9. **Advanced Approvals of Town Expenditures**
10. **Manager/Staff Report**
11. **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.
12. **Adjournment**

Posted by: *O. Jones*

Date/Time: 6-26-06 8:45 9.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.

COUNCIL STAFF REPORT

Council meeting of: June 28, 2006

Title: Discussion, consideration and possible direction to Staff regarding the requirement of certified documents from applicants for building and zoning related matters.

Budgeted item: NA

Description of Item: Applicants for building and zoning items are currently not required to provide any certified documents to the Town. They are only required to provide unofficial copies, this could possibly cause a liability to the Town.

Staff Recommendation: N/A

Comments: None

Attachments: No

Prepared for: Mike Parry

**COUNCIL
AGENDA ITEM REPORT**

Council meeting of: *June 24,* 2006 – Council Hears Planning & Zoning

Title: Discussion, consideration and reaffirmation of Section 120 of the Planning & Zoning Ordinance for the Town of Camp Verde.

Budgeted item: N/A

Description of Item: Council has adopted Section 120 of the Outdoor Lighting Ordinance, and this Ordinance needs to be enforced. Several lights in Verde Cliffs subdivision are not in compliance.

Council Member's Recommendation: Direct staff to make sure all outdoor lighting is in compliance with our Ordinance, with no exceptions.

Comments: N/A

Attachments: Yes - Section 120 Outdoor Lighting Regulations

Prepared by: V. Jones for Councilor Mike Parry

SECTION 120
OUTDOOR LIGHTING REGULATIONS

A. INCORPORATION BY REFERENCE

A.R.S., Title 49, Chapter 7, Light Pollution, § 49-1101 et seq., is hereby incorporated by reference.

B. MISSION STATEMENT

To afford every citizen of Camp Verde the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commerce and private use without being impeded upon or impeding upon other citizens desiring a more pristine night time environment free from light pollution, waste, trespass, or clutter while providing night-time safety, security and productivity.

C. PURPOSE AND INTENT

1. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principle among these concerns are 1) the degradation of the nighttime visual environment by production of unsightly and dangerous glare, 2) unnecessary waste of energy and resources in the production of too much light or wasted light, 3) interference in the use or enjoyment of property which is not intended to be illuminated at night, and 4) the loss of the often-neglected scenic view of the heavens due to increased urban sky-glow. It is hereby recognized that these different interests, those of safety and utility and those of aesthetic appearance, need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to questions of when and where and how much nighttime lighting is needed, will lead to better lighting practice from all viewpoints.
2. It is also recognized that the topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area, and that unnecessary or excessive uses of outdoor nighttime lighting have an adverse impact on astronomical observation, even at relatively distant observatories.
3. Accordingly, it is the intent of this Code to encourage lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining nighttime safety, utility, security and productivity.

D. CONFLICTING REGULATIONS

In the event of conflict between the regulations set forth in this Code and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern.

E. APPROVED MATERIALS AND METHODS OF CONSTRUCTION OR INSTALLATION/OPERATION

1. The provisions of this Code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this

Code, provided any such alternate has been approved by the Community Development Director.

2. The Community Development Director may approve any such proposed alternate provided that such alternate:
 - a. provides at least equivalence to the applicable specific requirements of this Code; and
 - b. is otherwise satisfactory and complies with the intent of this Code.

F. DEFINITIONS

As used in this Code, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. *Abandonment* means the discontinuation of use for a period of one year.
2. *Class 1 Lighting* means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where true color rendition is important.
3. *Class 2 Lighting* means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots and outdoor security where general illumination of the grounds is the primary concern.
4. *Class 3 Lighting* means any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
5. *Community Development Director* means the Director of Community Development for the Town of Camp Verde or his or her designated representative.
6. *Development Project* means any residential, commercial, industrial or mixed use subdivision plan or individual building development or remodeling plan which is submitted to the Town for approval.
7. *Direct Illumination* means illumination resulting from light emitted directly from a lamp, luminary or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
8. *Fully Shielded Fixture* means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
9. *Installed* means attached, or fixed in place, whether or not connected to a power source.
10. *Light Trespass* is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
11. *Lumen* is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
12. *Luminary* means the complete lighting assembly, less the support assembly.

13. *Multi-class Lighting* means any outdoor lighting used for more than one purpose, such as security and decoration, when those purposes fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
14. *Motion Sensing Security Lighting* means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.
15. *Neon Lighting* means lighting using luminous gas filled tubes often formed into text, symbols or decorative elements. Neon Lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (1 inch diameter) and T-12 (1.5 inch diameter) or PL ("compact") fluorescent tubes.
16. *Net Acreage* means the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.
17. *Opaque* means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted.
18. *Outdoor Light Fixtures* means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:
 - a. buildings and structures
 - b. recreational areas
 - c. parking lot lighting
 - d. landscape and architectural lighting
 - e. billboards and other signs (advertising or other)
 - f. street lighting
 - g. product display area lighting
 - h. building overhangs and open canopies
 - i. security lighting
19. *Outdoor Recreation Facility* means an area designed for active recreation, whether publicly or privately owned, including but not limited to parks, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.
20. *Person* includes a corporation, company, partnership, firm, association or society, as well as a natural person.
21. *Security Lighting* is lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting designed to be left on during night time hours as well as motion sensing lighting fixtures.
22. *Temporary Lighting* means lighting that does not conform to the provisions of this Code and is intended for uses, which by their nature are of limited duration.
23. *Total Outdoor Light Output* means the maximum total amount of light, measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
24. *Translucent* means light is transmitted from the internal illumination source.

25. *Unshielded Fixture* means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
26. *Watt* is the unit used to measure the electrical power consumption (not the light output) of a lamp.

G. PREFERRED SOURCE

Due to their high-energy efficiency, long life and spectral characteristics, low-pressure sodium (LPS) lamps are the preferred illumination source throughout the town. Their use is encouraged for outdoor illumination whenever possible.

H. LIGHTING REQUIREMENTS

1. Outdoor floodlighting by flood light projection above the horizontal is prohibited except for lamps specifically exempted under sections H.11 and H.18 and properly adjusted motion sensing security lighting fixtures as defined in subsection F.14.
2. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures.
3. All light fixtures, including security lighting, except street lamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
4. No new mercury vapor light fixtures nor replacement equipment other than bulbs shall be sold or installed for use as outdoor lighting within the Town of Camp Verde after the effective date of this Code, and the use of mercury vapor light fixtures for outdoor lighting is prohibited after January 1, 2005. The provisions of this section shall not apply to outdoor light systems erected prior to 1950.
5. Search lights, laser source lights, strobe or flashing lights, motion or illusion lights or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel at their direction or as permitted in subsection K-1.
6. Class 1 lighting, including but not limited to, sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of the Code.
7. Class 2 lighting used for areas intended for all night use (e.g. apartment parking lots and walkways), shall have no time restrictions.
8. Class 3 lighting, except for flagpole lighting, must be extinguished after 10:00 p.m. or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night.
9. Multi-class lighting, except for security lights, must conform to the time limitations of the most-strict class.
10. Except as permitted in subsections H.11, H.12 and H.13, total outdoor light output, excluding streetlights used for illumination of public rights-of-way, of any

development project shall not exceed 100,000 lumens per net acre, averaged over the entire property. No more than 5,500 lumens per net acre may be accounted for by lamps in unshielded fixtures as permitted in subsection H.18.

11. Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1 (Color Rendition). Lighting allowed in this subsection shall be subject to approval of staff. When the proposed lumens per acre exceeds the limits of subsection H.10, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the sports facility) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.

All events shall be scheduled so as to complete all activity by 10:00 p.m. Illumination of the playing field, court, track or range shall be permitted after 10:00 p.m. only to conclude a scheduled event that was unable to conclude before 10:00 p.m. due to unusual circumstances. Fully shielded lighting shall be required for fields designed for amateur, recreational or non-professional sports activity. For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:

- a. Are provided with internal or external glare control louvers, or both, and installed so as to minimize up-light and offsite light trespass as required in subsection F.10 above, and;
 - b. Are installed and maintained with aiming angles that permit no greater than two percent (2%) of the light emitted by each fixture to project above the horizontal.
12. Lighting for Outdoor Display Lots shall be considered Class 1 (Color Rendition), and shall conform to the lumens per acre limits of subsection H.10 except as follows:
 - a. All such lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully-shielded characteristics. When the proposed lumens per acre exceed the limits of subsection H.10 the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the display lot) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code. Outdoor Display Lot lighting exceeding the lumens per acre cap of Section H.10 shall be turned off at 10:00 p.m. or within thirty minutes after closing of the business or activity whichever is later. Lighting in the Outdoor Display Lot after this time shall be limited to Class 2 lighting, and shall conform to all restrictions of this Code applicable for this class, including the lumens per acre caps in Section H.10.
 - b. Lighting allowed in this subsection shall be subject to approval of the Community Development Director.

13. Lighting for Service Station or similar canopies shall be considered Class 1 lighting. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed forty (40) lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent (50%) of the lumen output of all lamps mounted within or under a canopy, except internally illuminated signs, is included in the lumen caps in subsection H.10.
14. Lighting used for all externally illuminated signs shall conform to all restrictions of this Code, shall be fully shielded, and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
15. All site lighting not directly associated with the special uses as permitted in subsections F.14, H.11, H.12, and H.13 shall conform to all lighting standards described in this Code.
16. When outdoor internally illuminated advertising signs are constructed with a translucent background, the background shall not be white, cream, off-white, yellow, or other light color. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in subsection H.10. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
17. All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
18. The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

Shielding/Use Code:

A = allowed, unshielded
F = allowed, fully shielded

LAMP TYPE	SHIELDING
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Class 1, 2 and 3 lighting:

All lamp types above 2050 lumens	F (See Note 1)
All types below 2050 lumens	A (See Note 2)
All neon tube lighting	F
Lamps in Motion Sensing Security Lights (F.14)	A (See H.3)

Note 1. Examples of lamp types of 2050 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications):

- a. 100 Watt Standard Incandescent and less
- b. 100 Watt Midbreak Tungsten-Halogen (quartz) and less

- c. 25 Watt T-12 Cool White Fluorescent and less
- d. 18 Watt Low Pressure Sodium and less

Note 2. Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Unshielded lights (all types) are limited to a maximum of 5,500 lumens per net acre (see subsection H.10). Residential parcels and Development Projects containing one net acre or less are allowed 5,500 lumens of unshielded light (all Classes).

I. PARKING LOT LIGHTING STANDARDS

Lighting Standards (poles) shall be sized in such a manner that the top of any luminary does not exceed twenty-four (24) feet above adjacent grade, unless otherwise approved by the Community Development Director for new projects.

J. AIRPORT LIGHTING

Airport lighting, which is required for the safe and efficient movement of aircraft during flight, take-off, landing and taxiing is exempt from the provisions of this Code. Lighting used for illumination of aircraft loading, unloading, and servicing areas is exempt from the lumens per net acre limits of subsection H.10, although it must conform to all other requirements of this Code. All other outdoor lighting at airport facilities shall comply with the provisions of this Code.

K. TEMPORARY LIGHTING PERMITS

1. The Community Development Director may grant a permit for temporary lighting if he or she finds all of the following:
 - a. The purpose for which the lighting is proposed is not intended to extend beyond thirty (30) days;
 - b. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible;
 - c. The proposed lighting will comply with the general intent of this Code; and
 - d. The permit will be in the public interest.
2. The Community Development Director shall rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Community Development Director may grant one (1) renewal of the permit for an additional thirty (30) days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

L. NONCONFORMING USES.

1. Mercury vapor light fixtures in use for outdoor lighting on the effective date of this Code shall be prohibited after January 1, 2005. The provision of this section shall not apply to outdoor light systems erected prior to 1950.

2. All nonconforming uses to be extinguished between 12:00 a.m. and sunrise by an automatic shutoff device.
3. No outdoor lighting fixture or use which was lawfully installed or implemented prior to the enactment of this Code shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a non-conforming fixture unless the fixture thereafter conforms to the provisions of this Code, except that identical bulb replacement is allowed.
4. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Code.

M. VARIANCES

Any person desiring to install an outdoor lighting fixture in violation of this Code may apply to the Board of Adjustment for a variance from the regulation in question. Such variances shall be allowed only as provided by Section 105 of the Town of Camp Verde Zoning Ordinance.

N. PERMITS AND DEVELOPMENT PLAN REVIEWS

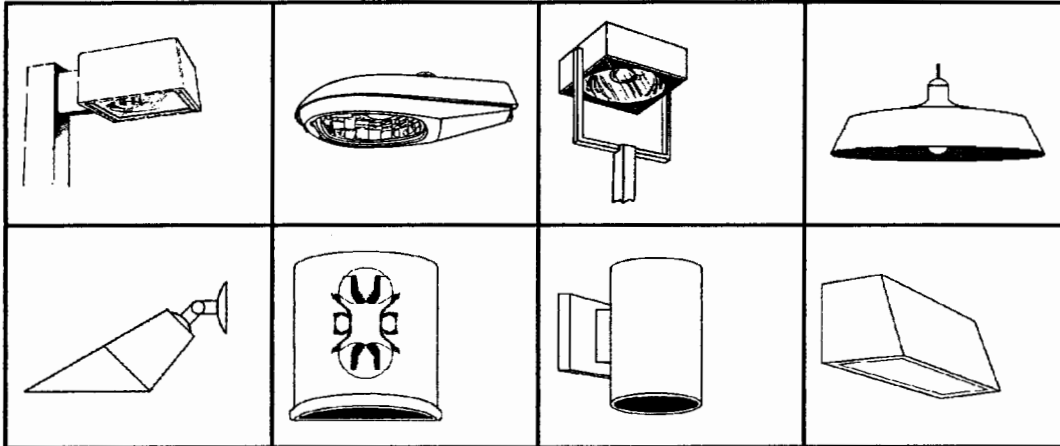
1. Whenever a person is required to obtain a building or electrical permit for outdoor lighting or signage, a Conditional Use Permit, subdivision approval or any development plan approval by the town, including all town projects, or whenever a person requests annexation or rezoning, the applicant shall, as a part of said application, submit sufficient information to enable the Community Development Director to determine whether the proposed lighting will comply with this Code. All applications may be subject to review and action by the Community Development Director.
2. All applications, except those for single family residences, shall include the following:
 - a. A site plan indicating the proposed location of all outdoor lighting fixtures;
 - b. A description of each illuminating device, fixture, lamp, support and shield. This description may include, but is not limited to, manufacturer's catalog cuts and drawings (including sections where required), lamp types and lumen outputs; and
 - c. Such other information as the Community Development Director may determine is necessary to ensure compliance with this Code.
3. If the Community Development Director determines that the proposed lighting does not comply with this Code, the permit shall not be issued or the plan approved.

O. Addendums/Additional Information:

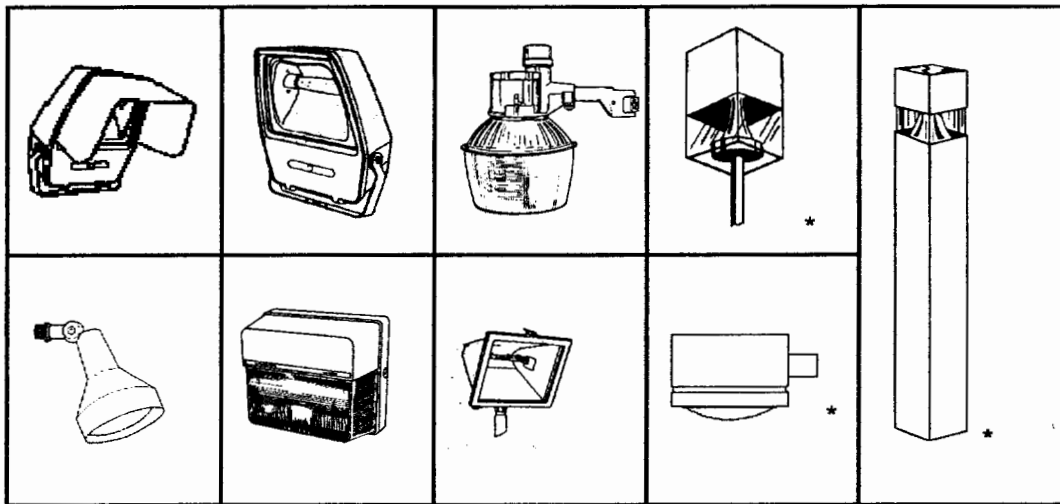
1. Shielding:
A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when

viewed from above or directly from the side, or from any angle around the fixture or tube, the fixture or tube *is not* fully shielded.

Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):



Examples of fixtures that are NOT Fully Shielded:



* Note: even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.

Note for luminous (neon) tubes: when such lighting is installed under or behind a roof overhang, if the roof-line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.

2. Typical Lumen Outputs and Energy Costs for Outdoor Lighting

Per year costs based on 4000 hours operation (all night every night) and \$0.10/kwh energy cost. Power costs are for lamps only; they do not include ballast losses used with HID lamps (LPS, HPS, MH and fluorescent). Ballast losses have typically been somewhat larger for LPS lamps than for other types, though not enough to offset the increased luminous efficiencies of these lamps. This effect has been decreasing with the newer ballasts.

Lamp Type	Lumen Output (Initial)	Power Cost (Per Year)	Cost per 100 Lumens (Per Year)
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Low Pressure Sodium (LPS):

18 Watt	1800	\$7.20	\$0.40
35 Watt	4800	\$14.00	\$0.29
55 Watt	8000	\$22.00	\$0.28
90 Watt	13500	\$36.00	\$0.27
135 Watt	22500	\$54.00	\$0.24
180 Watt	33000	\$72.00	\$0.22

**High Pressure Sodium
(HPS):**

35 Watt Clear	2250	\$14.00	\$0.62
50 Watt Clear	4000	\$20.00	\$0.50
70 Watt Clear	6300	\$28.00	\$0.44
100 Watt Clear	9500	\$40.00	\$0.42
150 Watt Clear	16000	\$60.00	\$0.38
200 Watt Clear	22000	\$80.00	\$0.36
250 Watt Clear	29000	\$100.00	\$0.34
400 Watt Clear	50000	\$160.00	\$0.32
1000 Watt Clear	140000	\$400.00	\$0.29

**Metal Halide (MH) (Example
Sylvania 'Metalarc' series):**

100 Watt	8000	\$40.00	\$0.50
175 Watt	14000	\$70.00	\$0.50
250 Watt	16000	\$100.00	\$0.63
400 Watt	36000	\$160.00	\$0.44
1000 Watt	84000	\$400.00	\$0.48

**Fluorescent (Standard Cool-
White, 1.5-inch tubes):**

21 Watt F24T12/CW	1190	\$8.40	\$0.71
30 Watt F36T12/CW	2050	\$12.00	\$0.59
36 Watt F42T12/CW	2450	\$14.40	\$0.59
39 Watt F48T12/CW	3000	\$15.60	\$0.52
50 Watt F60T12/CW	3700	\$20.00	\$0.54
52 Watt F64T12/CW	3900	\$20.80	\$0.53
55 Watt F72T12/CW	4600	\$22.00	\$0.48
70 Watt F84T12/CW	5400	\$28.00	\$0.52
75 Watt F96T12/CW	6300	\$30.00	\$0.48

Incandescent Lights:

15 Watt Standard	120	\$6.00	\$5.00
25 Watt Standard	210	\$10.00	\$4.76
40 Watt Standard	490	\$16.00	\$3.27
60 Watt Standard	855	\$24.00	\$2.81
75 Watt Standard	1180	\$30.00	\$2.54
100 Watt Standard	1750	\$40.00	\$2.29
150 Watt Standard	2800	\$60.00	\$2.14
200 Watt Standard	3850	\$80.00	\$2.08

Tungsten Halogen (Quartz):

75 Watt	1400	\$30.00	\$2.14
100Watt	1800	\$40.00	\$2.22
150 Watt	2800	\$60.00	\$2.14
250 Watt	5000	\$100.00	\$2.00
500 Watt	10100	\$200.00	\$1.98

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MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 28, 2006
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There will be no Public Input on the following items:

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12. **Adjournment**

Posted by: J. Jones

Date/Time: 6-23-06 9:45 a.m.

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

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

**MINUTES
BUDGET WORK SESSION
MAYOR AND COMMON COUNCIL
PARKS & REC CONFERENCE ROOM
TUESDAY, JUNE 20, 2006
5:00 p.m.**

Minutes are a summary of the discussion. They are not verbatim.

1. Call to Order

Mayor Gioia called the meeting to order at 5:03 p.m.

2. Roll Call

Mayor Gioia, Vice Mayor Jackie Baker, and Councilors Hauser, Kovacovich, Parrish, and Smith were present. Councilor Parry arrived at 5:06 p.m.

Also Present:

Parks & Rec Commission members Danny Parker, Beck Hubbell, and Lucille Clawson were present. Trails Committee members were also present.

Manager Bill Lee, Finance Director Dane Bullard, Marshal Dave Smith, several Marshal's deputies, Parks Director Lynda Moore, and Town Clerk Deborah Barber were also present.

3. FY 2006/07 General Fund Operating Budget.

Council reviewed the budgets for the Parks & Recreation and Streets departments. Council requested that a 'line item' total be added to the Parks budget for items such as the pool and special events so that Council could have a better idea of the total costs of the department. They also requested a budget separating Maintenance from Parks & Recreation. There was substantial discussion about the need to understand the true costs of special events and accountability. There was general agreement that it would be beneficial to use a coding system to track staff hours.

Council asked for agenda items for the next regular session that establishes a policy that will require staff to use codes when logging work hours and to direct staff to prepare a RFP to determine whether it would be less expensive to contract out street construction and maintenance as opposed to having our own street department.

Trails Committee Request for funding:

Lynn Reddell asked if the Council could include \$10,000 in the budget for trails, explaining that the Forest Service will contribute three times what the Town puts in. She noted that the Copper Canyon Trailhead was an example of the partnership between the Town and the Forest Service. She also explained that trails bring in tourist dollars. Council agreed that this amount could be budgeted in the non-departmental line item.

CVMO Salary/Pay Scale Increases:

Bullard asked for clarification from Jeff Dartt regarding the 10% increase and/or the 9-step pay scale. Dartt explained that the officers were requesting both. Bullard presented various scenarios that illustrated the budgetary impact of the officers' request. These are attached and become a permanent part of this record. Bullard noted that approval of this request could result in an unbalanced budget and would likely result in zero increases for all other Town employees. He advised that other Town employees would be taking home less beginning July 1 due to the increase in retirement and that the police officers would not be affected by the increase as their

retirement system is different from other Town employees. He noted that the request would cost approximately \$185,000 the first year and increase every year after that if the 9-step pay scale were implemented. Marshal Smith said that he agreed with the request and that Council needs to take care of its most valuable asset – the employees. He explained that he did not perform a salary comparison for other departments, but his department was underpaid. He said that a 9-step increase might not aid in reducing turn-over, but it would help in recruiting quality candidates.

There was a lengthy discussion between Council members and Deputy Laura Miller regarding the need to increase the deputies' pay. Councilors Parry and Smith spoke in support of the officers' request, with Smith suggesting that the money could be taken from the CIP fund. Parry agreed and said that Council needed to understand that the police department is the most important department in the Town, that it was necessary to protect the safety and health of our citizens.

Vice Mayor Baker expressed concerns that Council could not overlook all of the other Town employees, noting that many of them were paid thousands of dollars less than they could make in Sedona and elsewhere. She stated strongly that Council must include all employees in the salary reviews and that if the Marshal's Office employees received a 10% increase that all employees should receive the same. Councilor Hauser agreed. Baker further noted that Camp Verde pays a much greater percentage of our budget to the deputies than Cottonwood or Sedona do.

After further discussion, Council asked Bullard to prepare a budget indicating increases for the Marshal's Office and all employees, with the funding to come from the CIP budget if there is not enough in the General Fund budget and to conduct a salary survey of all employees to determine parity.

Public Input

Deputy Laura Miller advised that Camp Verde's pay was much lower than the officers could make in other cities and towns, noting that many officers cannot afford to buy a home here. She said that she chose to live in Camp Verde because her husband was an officer with Yavapai County and he could make enough money so that they could live here. She said that she was multi-cultural and bi-lingual and an asset to the Town and that she should be adequately paid for her skills and knowledge, as should the other deputies. She said that police officers require specialized training and that it is easier to replace clerical help in the rest of the Town's departments than it is to replace a deputy. She said that Council needs to understand that public safety should be their most important priority and officers should be paid a higher salary. In response to Vice Mayor Baker's comments about CVMO being Town employees and their request to neglect the rest of the Town employees, she asked Marshal Smith if she should tell Vice Mayor Baker where to go. She closed her discussion by asking Council to decide if a park was more important than public safety.

Steve Ayres of the Bugle stated that he believed it was a good idea to use codes to track expenses and that he believed the Town's special events have been a 'run-away train'. He urged Council to require departments to stay within their budget and he spoke to several items that had exceeded budget. In closing, he told Council that Jeff Dartt had approached him with the information about the police officers' salaries before approached Council and that Dartt had contacted him several times afterward asking why the Bugle had not printed any articles about their plight. Ayres said that he was glad he was able to bring this important issue to the forefront and have Council finally set about establishing priorities.

4. Adjournment

Mayor Gioia adjourned the meeting at 7:45 p.m.

Tony Gioia, Mayor

Deborah Barber, Town Clerk

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 20th day of June 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: June 28, 2006

Title: **Discussion, consideration, and possible renewal of the Memorandum of Understanding with Northern Arizona Council of Governments to operate a voucher transit system.**

Budgeted Item: LTAF II funds are currently included in the budget for transit services.

Description of Item: The current MOU for the voucher transit system will expire on June 30, 2006. This action will renew the MOU for the 2006-2007 budget year.

The program seems to fill a need of transit services for Camp Verde citizens. In the near future, NACOG is planning to have a vendor meeting for people who provide transportation or would like to provide transportation in order to enhance services for the program.

Staff

Recommendation: Staff recommends Council renew the MOU without changes.

Attachments: Existing MOU and Year to Date Voucher Report

Prepared by: Wendy Escoffier



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

February 8, 2006

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

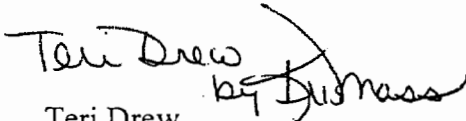
Dear Council Members:

On behalf of the Northern Arizona Council of Governments (NACOG), I would like to take this opportunity to thank you for your approval of the Memorandum of Understanding for the Camp Verde Transit Voucher System. This program will help the citizens of Camp Verde to receive much needed transportation in the Verde Valley area.

I especially want to thank Wendy Escoffier for her tireless efforts. Her professionalism and expertise are definite assets to your citizens. A special thank you also, to Vice-Mayor Jackie Baker for her guidance and support to the citizens of Camp Verde.

The support provided by the Town of Camp Verde ensures the continued success of our programs.

Sincerely,


Teri Drew
Regional Director

TD:mkm

cc: Jackie Baker, Councilwoman
Wendy Escoffier, Town of Camp Verde

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 provided by the State of Arizona.
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 (16-21), elderly (55 or older), developmentally disabled and low-income adults. Note: There are no income guidelines for youth or 55+ individuals.
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 this agreement will become effective upon execution by signature and continue in effect until June 30, 2006. Any modification or termination of this agreement by the Town or NACOG must be requested, in writing, 30 days prior to desired modification or termination.

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) Funding Level

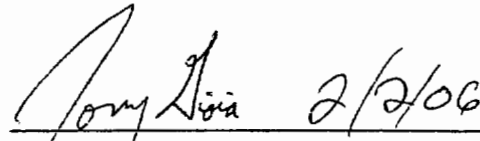
The Town agrees to fund the voucher program in the amount of \$ 17,375 during the period of February 1, 2006 to June 30,

2006. This equates to approximately \$ 3,475 per month. NACOG's 15% administration charge would equal approximately \$ 521.25 per month, with the remainder of the funds going directly towards funding the vouchers. Unexpended funds for this program at June 30, 2006 will carry over into the 2007 program year with the written approval of the Town.

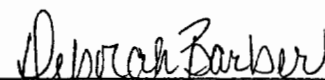
VIII) Signatures

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

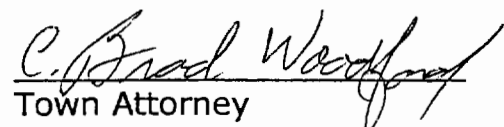
Passed, Approved, and Adopted by the Mayor and Council of the Town of Camp Verde this 1 day of February, 2006.



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

CAMP VERDE TRANSPORTATION PROGRAM
 Year-To-Date Voucher Report
 02/01/06 to 06/30/06

	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	TOTAL TO DATE
MEDICAL								15	35	57	32	26	165
BASIC NEEDS								14	30	67	39	26	176
JOB SEARCH								5	5	0	0	0	10
WORK								5	5	50	50	0	110
SOCIAL SERVICE								10	20	46	10	18	104
COUNSELING								9	13	24	5	8	59
EDUCATION								0	0	5	4	0	9
RIDES REQUESTED													
MONTHLY TOTALS	0	0	0	0	0	0	0	58	108	249	140	78	633
# PEOPLE REQUESTING													
RIDES								5	11	18	6	8	48

STAFF REPORT

**Council
Meeting of:**

June 28, 2006

Title:

Other Methods of Assurance for the NEI Subdivision

**Description
Of Item:**

Mr. Rob Witt, agent for the owner(s) of the NEI subdivision, is requesting the town enter into an agreement for withholding building permits in lieu of filing a performance bond for the infrastructure improvements for this subdivision. This would have the effect of the town proceeding with the Final Plat recordation thereby allowing them to sell lots to generate revenues to make the improvements to this subdivision. The fact that no building permits would be issues until the improvements are complete should protect the town from any possible risks associated with this development, since nothing will be in the subdivision until the improvements are completed.

**Recommended
Council Action:**

A similar discussion was had with the Silverado subdivision except it was tied to the certificate of occupancy whereas this agreement does not allow anyone to start construction until these improvements are completed so staff and legal counsel do not have any concerns regarding risks or liability issues.

**Commission
Recommendation:**

The P&Z Commission met in a special session on June 15, 2006 to consider NEI's request to be allowed to enter into an agreement with the Town of Camp Verde to Withhold Building Permits in Lieu of Filing a Performance Bond for the Northeast Industries Commerce Park. On a motion by Commissioner Hisrich, seconded by Commissioner Bullard, the Commission voted unanimously to recommend to Town Council to approve the arrangement of an agreement to withhold building permits in lieu of filing a performance bond with the stipulation that full disclosure be made to prospective buyers regarding this requirement.

Attachments:

Yes

Prepared by:

Will Wright

**MINUTES
SPECIAL SESSION
PLANNING & ZONING COMMISSION
OF THE TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street
Thursday, June 15, 2006
6:30 p.m.**

D R A F T

- 1. Call to Order**
Chairman Rob Witt called the meeting to order at 6:30 p.m. and moved the meeting to the Parks and Recreation Conference, suite 310 due to a conflict with an already scheduled Library Commission meeting at that time and place.

- 2. Roll Call**
Chairman Rob Witt and Commissioners Jim Bullard, Dave Freeman, Jim Hisrich and Bob Womack were present. Commissioners Matt Morris and Bob Burnside were absent.

- 3. Pledge of Allegiance**
Commissioner Jim Hisrich led pledge.

- 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:**
No minutes to approve.

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

Chairman Witt declared a conflict of interest and appointed Commissioner Womack to conduct the meeting.

- 6. Discussion and possible action concerning request by agent/owner of the NEI subdivision to use another method of assurance as provided for in the subdivision regulations.**

On a motion by Jim Hisrich, seconded by Commissioner Bullard, the Commission voted unanimously to recommend to Town Council to approve the arrangement of an agreement to withhold building permits in lieu of filing a performance bond on the issues of the N.E.I. development with the stipulation that full disclosure be made to potential buyers about the existence of this requirement of having the infrastructure completed before building permits would be issued.

Director Wright reviewed the staff report concerning this request that would allow the Town to record the approved Final Plat for the NEI subdivision based on this Agreement to Withhold Building Permits In Lieu of Filing a Performance Bond. This item has the effect of not allowing any of the lots in this subdivision to develop as the town will withhold the issuance of any building permit until the infrastructure improvements are completed and accepted by the Town for the NEI subdivision. Further, Mr. Wright indicated this item is very similar to the Silverado subdivision request that the Commission and Council approved and that legal counsel had commented on as being a minimal risk to the town.

Commissioner Freeman expressed concerns with any liability for the new owners of these lots that find they are not able to develop their property when they think or want to because something could arise with the Town's acceptance of these improvements.

Commissioner Womack stated that there is risk in everything in life and the town could not possibly limit all the potential liability associated with all of its operations. However, he felt that disclosure was the key to limiting the town's liability and indicated this agreement required the applicant to make those disclosures to the public.

7. **Public Input:**

Mr. Franklin Bueler felt that given the benefits to be gained by the Town with this development through job creation, generating revenues and given the fact that Mr. Boyles has been working well with the community then this request should be approved by the town.

8. **Commission Reports:**

Commissioner Freeman for the successful Crawdad Festival and thanking those who made this a good community event.

Commissioner Hisrich also felt the festival was a success.

Chairman Witt expressed concern about the Yavapai County Regional Plan meeting that he and Commissioner Freeman had attended as the focus seem to be on enforcement of this plan within the various communities. He indicated that he felt the town should not relinquish any authority to another countywide committee to ensure the issues in the plan are implemented within Camp Verde. Generally, they felt the approach discussed regarding this plan was punitive rather than proactive and he did not agree with how they were planning to enforce these regional planning measures.

9. **Staff Reports** by Director Wright reminding the members of the Commission to reserve their places for the upcoming P&Z Commissioners training in

November of this year in Phoenix. All members present indicated that they were planning to attend this training.

10. **Adjournment:** On a motion by Commissioner Bullard, seconded by Commissioner Freeman, the Commission voted unanimously to adjourn the meeting at 7:11 p.m.

Bob Womack, Acting Chairperson

Will Wright, Community Development Director, acting Recording Secretary

CERTIFICATION:

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Special Session Planning and Zoning meeting of the Town of Camp Verde, Arizona, held on the 15th day of June, 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

Will Wright
Camp Verde Community Development Director
P.O. Box 710
Camp Verde, AZ 86322

06-21-06P04:14 RCVD

RE: Assurance for Final Plat Construction

Director Wright;

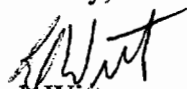
The interest to date in the NEI commercial park has been outstanding. We have a number of parcels in escrow and are excited about the project.

As we have discussed there are a significant number of issues that NEI needs to take care of at the same time in regards to its move to Camp Verde. The quagmire is simple. NEI needs to have a place to move to before it can move from its current building. The building is in escrow and may close as early as July 30th. In order to speed up completion of the infrastructure we would request the Town accept a building restriction on the subdivision until the town accepts the roads as a form of assurance.

This will allow us to record the plat now and sell lots. The funds from the lot sales will be used to finance the infrastructure. This arrangement will require full disclosure for lot buyers and will protect the town because no buildings will be constructed until the town accepts the roads. With the amount of interest we currently have in the lots we may be able to sell enough lots to complete the project without taking out a new loan.

When the NEI property is LA closes NEI will have additional borrowing power and can borrow the funds required to complete the project. The timing of the water seems to be one of the most critical issues. The water company will not submit the plans to the acc until we have given them \$165,000. After this submittal it could take as long as 60 day for the acc to review and approve the project. We can fund this amount easily just buy closing existing escrows. We cannot close the escrows without the recordation of the final plat. Your help in this matter is greatly appreciated.

Sincerely,



Rob Witt
Attorney in Fact
Northeast Industries



**TOWN OF CAMP VERDE
AGREEMENT FOR WITHHOLDING BUILDING PERMITS
IN LIEU OF FILING A PERFORMANCE BOND**

Type of Development: Residential Commercial Industrial Other (Explain below)

Recorded Subdivision Name: _____ BK _____ PG _____

Number of Lots: _____

Project Name: _____ Phase: _____ Number of Buildings: _____

Project Address: _____

Development Company or Owner: _____

We are authorized to, and have hereby agreed to withhold building permit(s) until all of the following have been installed and accepted by the Town of Camp Verde, or financially secured by a bond acceptable to the Town Attorney in an amount determined by the Town Engineer and provided all improvements related to life safety are complete on the above referenced project:

- All required Offsite Improvements to be constructed in accordance with appropriate Encroachment Permits and inspected and approved by the Town's Inspector; and
- Any infrastructure improvements required by Town Code, Council conditions and/or delineated in the approved construction plans.

We further agree to advise all buyers of the terms of this agreement and to post a notice in a conspicuous location in our on-site sales office notifying prospective purchasers that no building permits will be permitted until the provisions stated above have been met.

We hereby assure the Town that we have the financial capability to install all required improvements set forth herein in accordance with attachment A.

Signature _____ Name (Please Print): _____

Title: _____ Address: _____

Date: _____ Phone: _____ Fax: _____

Town Use Only

I certify that all of the above conditions have been met.

Name: _____

Title: _____ Date: _____

STAFF REPORT

**Council
Meeting of:**

June 28, 2006

Title:

SPR 06-02 for Steve Coury Ford

**Description
Of Item:**

Steve Coury is proposing to build a Ford Dealership next to his current dealership. This Site Plan Review shows the design plans for this automobile dealership, including elevations of the building with parking, the outdoor lighting configuration, as well as the drainage requirements for this development.

**Agency
Responses:**

This information was sent to four agencies with only the Verde Valley Fire District responding.

Verde Valley Fire District: "These documents appear to conform to applicable standards and have been approved by this office."
"Have the owner or his engineer contact this office for fire hydrant, fire sprinkler riser and FDC locations."

Community Development Director: I had several discussions with Mr. Coury and the engineer for this project. I advised them that the Commission/Council would be reviewing this project for Design Review elements including western, rural concepts. Mr. Coury indicated that Ford Motor Company is strict about any changes to their design, which is what is provided for your review (see letter). Further, staff had concern about the outdoor lighting design, however, Section 120.H.12 states, "when the proposed lumens per acre exceed the limits of subsection H.10 the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA)." "Every such lighting design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code." (see letter from Hawkins Design Group) Staff has requested this letter from an engineer with documentation regarding the IESNA standards per the requirements of the code.

Commission

Recommendation: The Commission met on June 1st to consider this site plan review. On a motion by Commissioner Womack, seconded by Bullard, the Commission unanimously recommended that Council accept an application for site plan approval for the development of a car dealership located at Hwy 260 and East Courty Drive with the stipulation that the lighting plan be worked out and that landscaping concerns be addressed.

Attachments: Yes

Prepared by: Will Wright

DRAFT

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY June 1, 2006
6:30 PM**

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

- 1. Call to Order**
The meeting was called to order at 6:35 p.m. by Vice Chairperson Morris.
- 2. Roll Call**
Vice Chairperson Morris, Commissioners Bullard, Freeman and Burnside were present; Commissioner Womack arrived at 6:42 p.m.; Chairperson Witt and Commissioner Hisrich were absent.

Also Present: Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.
- 3. Pledge of Allegiance**
The Pledge was led by Commissioner Freeman.
- 4. Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. Approval of Minutes:**
May 4, 2006 – Regular Session
 - b. Set Next Meeting, Date and Time:**
June 8, 2006 – Regular Session – 6:30 p.m.
July 6, 2006 – Regular Session – 6:30 p.m.
 - c. Approval of Quarterly Report:**
Jan – Mar 2006
 - d. Action Taken:**
Council Hears P&Z, May 24, 2006On a motion by Bullard, seconded by Burnside, the Consent Agenda was unanimously approved as presented.
- 5. Call to the Public for Items not on the Agenda**
There was no public input.
- 6. Discussion and possible recommendation to Council on SPR2006-02: An application submitted by Steve Coury, owner of parcel 407-09-043, requesting site plan approval for the development of a car dealership on approx. 5.58 acres and located at Hwy 260 and East Coury Drive.**
On a motion by Womack, seconded by Bullard, the Commission unanimously recommended that Council accept an application submitted by Steve Coury, owner of parcel 407-09-043, requesting site plan approval for the development of a car dealership on approx. 5.58 acres and located at Hwy 260 and East Coury Drive; **with the stipulation that the lighting plan be worked out and that landscaping concerns be addressed.**

A motion by Burnside, seconded by Freeman to amend the original motion to require that the lighting be based upon the Town ordinance **failed by a 3-2 vote**, with 'no' votes by Womack and Bullard.

STAFF PRESENTATION

Sr. Planner Buckel reviewed the recent annexation of the Coury property that included an agreement that at the time Steve Coury decided to develop his property further he would submit a site plan to the Commission and Council indicating his intent which now is to construct a facility for a Ford dealership. The lighting plan has been submitted together with the conceptual view of the building, and the landscape and parking designs. No exceptions to the variance have been requested.

PUBLIC HEARING

APPLICANT'S STATEMENT

Dean Spears, Black Mountain Engineering, commented on the proposed lighting that he understands has been considered excessive, saying a further calculation and review is in process to try to reduce the lumens. Mr. Spears described the proposed drainage on the project, designed with input from Yavapai County. He also said that although Camp Verde is requesting a territorial design on any new construction, the Ford Motor Company has their standard template for the design of dealership buildings and Mr. Coury is being held to that requirement.

There was no public input.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION

The Commission discussed the issue of Camp Verde and its adopted plan for a territorial/rural style of architecture. The applicant's statement that the Ford template shown was a firm requirement was questioned based on Internet research that indicated that many other Ford dealership facilities have been designed in the past to conform to the local architecture. **Steve Coury** explained that Ford has taken the stand that any construction after 2005 must conform to its design as shown, an explanation that was met by one member's strong insistence that the Ford Company should be persuaded to be more flexible. In the alternative, there was the suggestion that the Town should make exceptions for the business district along Hwy 260 that will be the "life blood" for Camp Verde, that the proposed design fits in nicely with what is there, and Mr. Coury's efforts to bring in the Ford dealership should be embraced.

During the discussion Mr. Coury pointed out that the proposed design is somewhat similar to his existing building, plus in connection with further development the annexation agreement specified consistency with what already exists and a territorial style would be in conflict. In response to a request, Mr. Coury agreed to provide a copy of the franchise agreement that specifies a building designed pursuant to the Ford template. There was a lengthy discussion on the issue of the proposed total lumens on the site, which would appear to be far in excess of that allowed by the Town ordinance. Landscaping was also discussed with Mr. Coury agreeing that he would provide whatever the Town would request at the time of site plan approval to help create a territorial look.

Following the motion to recommend approval of the application, there was a motion for an amendment to require strict compliance with the Town ordinance regarding the proposed lighting, supported by the statement for the record that the recent lighting ordinance was developed based on scientific research, as opposed to providing some flexibility as had been stipulated in the original motion.

Vice Chairperson Morris announced that the following Items 7 and 8 have been postponed indefinitely and taken off the agenda.

- 7. Public Hearing, Discussion and possible recommendation to Council on PP2006-02:** An application submitted by Rick Reed of Verde Valley Professional Center Partners, LLC, owner of parcels 403-23-155 & 155B requesting preliminary plat approval for the Cherry Road Business Park consisting of approximately 13.49 acres and 25 lots. This property is zoned C3 and is located off Cherry Road.
- 8. Public Hearing, Discussion and possible recommendation to Council on PP2006-03:** An application submitted by Jack Gilcrest, agent for T & M Ranching & Development, LLC, owner of parcels 404-18-007K, 007L & 007F requesting preliminary plat approval for Circle C Ranch Subdivision consisting of approximately 12 acres and 5 lots. This property is zoned R1-70 and is located at the end of Apache Trail.
- 9. Call to the Public for Items not on the Agenda**
There was no public input.
- 10. Commission Informational Reports:**
Commissioner Freeman briefly discussed with Buckel the current neighborhood confrontation regarding a disputed easement, with a request for some education on how to avoid that in the future. Buckel said that the issue is a civil matter, and explained the general departmental process regarding proposed easements.

Vice Chairperson Morris expressed appreciation for the work the Commissioners did in researching the Internet for further information.

Commissioner Womack commented on the serious fires that are threatening the Village of Oak Creek this evening, suggesting prayers for that area, describing the equipment being used to combat the fires, the location of the fires, and the estimated progression.

- 11. Staff Report**
Buckel requested an indication of how many members will be attending the upcoming Regional Planning & Zoning Commission Conference scheduled for Wednesday evening, June 14, 2006. Buckel next announced that Will Wright has resigned as Community Development Director to return to Graham County, leaving as of June 30, 2006. The Council approved the height limit provision in section 108; however, the Town Attorney found it necessary to revise some of the language including the design review process, which Buckel outlined, adding that the revision will be coming back to the Commission next month for review and recommendation. The issue of neighborhood meetings was also discussed briefly with Buckel who said the Town Attorney had pointed out that it is a State requirement.

12. Adjournment

On a motion by Womack, seconded by Burnside, the meeting was adjourned at 7:32 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 1st day of June, 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

CASE NO. 2006-26
 PROJECT NO. SPR 06-02

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
COMMERCIAL SITE PLAN APPLICATION

05-03-06P03:36 RCVD

REQUEST:		APPLICATION DATE <u>5-2-06</u>
SITE PLAN REVIEW <u>X</u>		ASSESSOR'S PARCEL NO. <u>407-09-043</u>
PRELIMINARY PLAT _____		UNDERLYING ZONING _____
FINAL PLAT _____		PAD DENSITY _____
AMENDMENT TO PAD _____		TAKEN BY _____
EXTENSION OF TIME _____		FEES _____
DEVELOPMENT AGREEMENT _____		HEARING DATE _____

OWNER/DEVELOPER STEVE COURY PHONE 928-634-2526, FAX 928-634-3673
 ADDRESS 1516 E. HIGHWAY 89A CITY COTTONWOOD STATE AZ ZIP 86326
 CONTACT PERSON STEVE COURY OR JOHN MAHONEY

 ENGINEER BLACK MOUNTAIN ENGINEERING PHONE 928-773-0339 FAX 928-773-0338
 ADDRESS 2951 W. SHAMRELL RD CITY FLAGSTAFF STATE AZ ZIP 86001
 CONTACT PERSON DEAN SPEARS

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY					
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL	<u>242,893 S.F. (5.58 AC)</u>	<u>1</u>			
INDUSTRIAL					

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 407-09-043

Date: 5-2-06

Legal Description: A Parcel of land located

Name: Steve Coury Ford

in the east 1/2 section 31, township 15
north, range 4 east Gila & Salt River Base

Address: HIGHWAY 260 IN CAMP VERDE, and meridian, Yavapai County, Arizona

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.

SGN

Applicant's Signature

May 2, 2006
Date

Agent for:

State of Arizona
Town of Camp Verde

On this 2 day of May, 2006, before me, the undersigned Notary Public, personally appeared Steven C. Coury who executed the foregoing instrument for the purpose therein contained.

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



Joan Horton
Notary Public

9-28-2009
Date Commission Expires

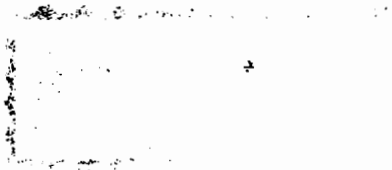
DIRECTIONS TO PROPERTY

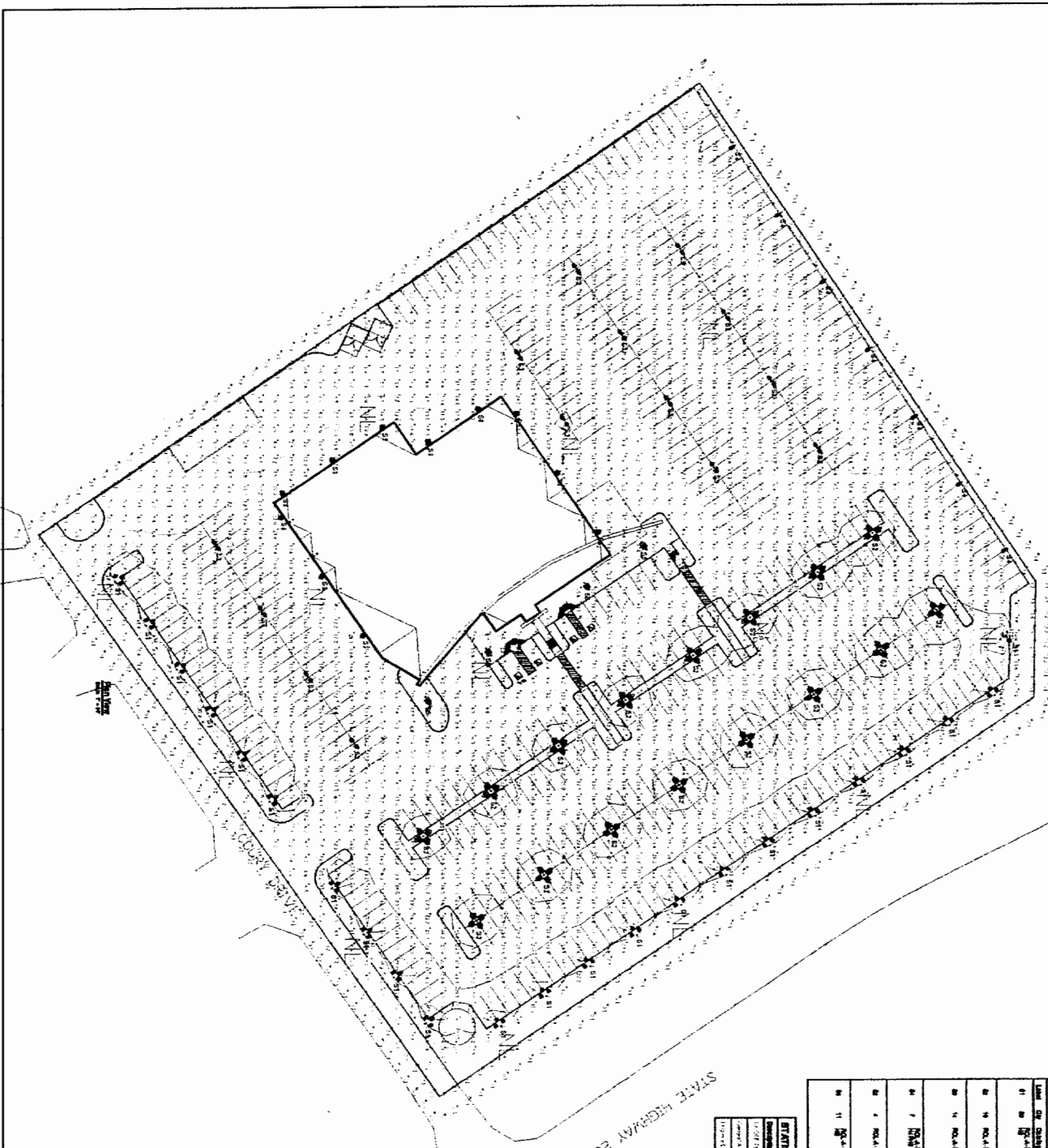
ASSESSOR'S PARCEL NUMBER 407-09-043

APPLICANT'S NAME Ty Moore

PROPERTY ADDRESS Highway 260 in Camp Verde

DIRECTIONS TO PROPERTY East of I-17 on highway 260
going towards Cottonwood





Line	OR	Circle Number	Description	Length	TS	Location	UT	Notes
01	01	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
02	02	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
03	03	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
04	04	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
05	05	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
06	06	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
07	07	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
08	08	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
09	09	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100
10	10	10	40' DIA. CONCRETE	1000.00	0.00	0.00	0.00	100

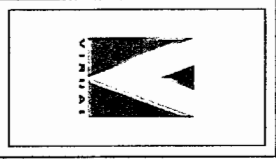
STATISTICS	Overall	Area	Per	Area	Per	Area	Per
CONCRETE	1	61.76	62.83	62.83	100.00	61.76	61.76
STEEL	1	61.76	62.83	62.83	100.00	61.76	61.76
WOOD	1	61.76	62.83	62.83	100.00	61.76	61.76

POWER DENSITY STATISTICS	Area	Per	Area	Per
POWER	1	61.76	62.83	62.83
WATER	1	61.76	62.83	62.83
SEWER	1	61.76	62.83	62.83

NOTES
 TOTAL LIGHTING LOAD PROJECT TO BE SHOWN SEPARATELY FROM THIS DRAWING.
 7.5 AMPERE LOADS.
 A TOTAL OF 100 PERCENT OF THE TOTAL LIGHTING LOAD SHALL BE SHOWN ON THE POWER PLAN.
 THE LIGHTING A TOTAL OF 100 PERCENT OF THE TOTAL LIGHTING LOAD SHALL BE SHOWN ON THE POWER PLAN.
 THE LIGHTING A TOTAL OF 100 PERCENT OF THE TOTAL LIGHTING LOAD SHALL BE SHOWN ON THE POWER PLAN.

Designer: _____
 Date: May 18 2008
 Scale: _____
 Drawing No.: _____
 1 of 1

STEVE COURTY FORD
 CAMP VERDE



LUMINAIRE SCHEDULE								
Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
S1	23	RCL-A-P40-H4P-HS	SPECULAR ALUMINUM ENCL: CLEAR, FLAT GLASS, W/ INTERNAL HS SHEILDING MOUNTED @ 20' A.F.F.	400 W MH PS ED-37	110574.ies	40000	0.81	1368
S2	16	RCL-A-P40-H4P	SPECULAR ALUMINUM ENCL: CLEAR, FLAT GLASS, MOUNTED @ 24' A.F.F.	400 W MH PS ED-37	110575.ies	40000	0.81	1824
S3	14	RCL-A-P40-H5	OUTDOOR ARCHITECTURAL ROADWAY REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT, GLASS	400 W MH PS ED-37	110565.ies	40000	0.81	912
S4	7	RCL-A-MS40-H4PHS	OUTDOOR ROADWAY ARCHITECTURAL REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT, GLASS	400 W MET. HAL. BT-37	110576.ies	40000	0.81	480
S5	4	RCL-A-MS40-H4P	OUTDOOR ROADWAY ARCHITECTURAL REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT, GLASS	400 W MET. HAL. BT-37	110577.ies	40000	0.81	480
S6	11	RCL-A-P40-H4P-HS	OUTDOOR ARCHITECTURAL ROADWAY REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT, GLASS	400 W MH PS ED-37	110574.ies	40000	0.81	456

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' OFF PROPERTY LINE	X	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
General Area	+	18.4 fc	65.3 fc	0.2 fc	326.5:1	91.9:1
Property Line	□	0.7 fc	12.0 fc	0.0 fc	N/A	N/A

POWER DENSITY STATISTICS				
Name	# Luminaires	Total Watts	Area	Density
Power Density Zone # 1	71	91852.0 W	242892.9 ft²	0.3 W/ft²

STATE HIGH

NOTES

**TOTAL LUMENS USED PRIOR TO 10:00PM (BUSINESS HOURS) EQUALS
7,320,000 LUMENS.**

**A TOTAL OF 13 FIXTURES (ONE HEAD ON POLES) WILL REMAIN ON AFTER 10:00PM OR WITHIN
30 MINUTES OF CLOSE OF BUSINESS. THE TOTAL LUMEN OUTPUT WILL BE
520,000 LUMENS. THIS SITE IS 5.58 ACRES AND IS ALLOWED 558,000 LUMENS.**

**THIS LEAVES A TOTAL OF 38,000 LUMENS WHICH CAN BE USED BY FUTURE SIGNAGE
OR AN ADDITIONAL LIGHT IF NEEDED.**



CELEBRATING 10 YEARS!
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS

Date: May 31, 2006
To: Town of Camp Verde
Planning Department
Project: Coury Ford
HDG Project No. 06371

The following is a list of reasons that the site lighting proposed for the Coury Ford project is necessary as it is.

1. The color rendering properties and lamp depreciation of Metal Halide is much better than that of High Pressure Sodium.
2. The overall measurable light along the front row display area is between 35 and 40 foot-candles as compared to the standard used on other sites, which can be in excess of 60 foot-candles. IESNA recommends 60fc for sales area lighting.
3. After 10:00pm or 30 minutes after close of business the lights will be cut down from over 7 million lumens to less than the required 100,000 lumens per acre.
4. All lights along the perimeter have shielding to prevent glare issues and all poles are kept to low mounting heights. This requires the addition of more poles to compensate the uniformity of the lighting. This drives up the overall lumens due to more lamps.

If you should have any further questions, or if you would like further explanation of any of the topics, please feel free to contact me.

Thank you for your time,

Willis Benbow
Electrical Designer

Hawkins Design Group
2152 South Vineyard Ave, Suite 107
Mesa, Arizona 85210
Phone: (480) 813-9000
Fax: (480) 813-9001



Steve Coury

FORD • LINCOLN • MERCURY INC.



P.O. Box 1970
1516 E. Hwy. 89A
COTTONWOOD, AZ 86326
(928) 634-2291

May 23, 2006

Mr. Will Wright
Town of Camp
473 S. Main St.
Camp Verde, AZ 86322

Re: Building design

Dear Will,

We will not be able to use a territorial design for our new building, as was requested. Per our franchise agreement with Ford Motor Company, we must follow their design criteria. Ford Motor Company's goal is to have the same recognizable building design throughout the country.

Please feel to contact me if you have any further questions regarding this matter.

Sincerely,



Steve Coury
President

VERDE VALLEY FIRE DISTRICT

2700 GODARD ROAD COTTONWOOD, AZ 86326

PHONE: 634-2578 FAX: 646-5737

May 18, 2006

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

RE: Site Plan Review
Steve Coury - applicant
Hwy 260 and East Coury Drive
Parcel # 407-09-043
SUBJECT SPR 06-02

Dear Ms. Buckel:

I have reviewed the submitted documents for the above referenced project for compliance with the Verde Valley Fire District's Fire Code. These documents appear to conform to applicable standards and have been approved by this office. Have the owner or his engineer contact this office for fire hydrant, fire sprinkler riser and FDC locations.

Final approval is contingent on a favorable field inspection. If you have any questions or concerns, please contact me at 634-2578.

Yours for better fire prevention,

Mike Flummer

Mike Flummer
Fire Marshal

cc: Steve Coury – owner
Black Mountain Engineering
Camp Verde Fire District



Yavapai County Development Services Department

500 S. Marina Street; Prescott, AZ. 86303
Phone: (928) 771-3214 Fax: (928) 771-3432

10 S. 6th Street; Cottonwood, AZ. 86326
Phone: (928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

May 26, 2006

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

RE: GPA 06-06 & ZMC 06-10

Dear Ms. Buckel:

Thank you for the opportunity to review this application. Yavapai County Development Services Department has no objection to this proposal.

Please be advised that the above comments do not necessarily reflect the opinion of the Yavapai County Planning & Zoning Commission or the Board of Supervisors or other departments within Yavapai County.

Sincerely,

Beth Escobar
Planner

cc: Enalo Lockard, Asst. Director, Development Services