

**MINUTES  
COUNCIL HEARS PLANNING & ZONING  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, APRIL 26, 2006  
6:30 P.M.**

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

**1. Call to Order**

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

**2. Roll Call**

Mayor Gioia, Vice Mayor Baker, Councilors Hauser, Smith, Kovacovich and Parry were present; Councilor Parrish arrived at 6:35 p.m.

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

**3. Pledge of Allegiance**

The Pledge was led by Parry.

**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) April 12, 2006 – Joint Work Session

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

1) Regular Session – May 3, 2006 at 6:30 p.m.

2) Work Session – May 10, 2006 at 6:30 p.m.

3) Regular Session – May 17, 2006 at 6:30 p.m.

4) Council Hears P&Z – May 24, 2006 at 6:30 p.m.

**c) Possible approval of Proclamation declaring May 7 through May 13, 2006 as Building Safety Week**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.

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

There was no public input.

**6. Discussion, consideration, and possible approval of Resolution 2006-686, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-04 for Northeast Industries Commerce Park located on parcels 404-02-024N and 404-02-024Q consisting of 15.86 acres. This project is located off of Howard's road by a new roadway known as 'Boyles Way'.**

On a motion by Gioia, seconded by Parrish, the Council unanimously approved Resolution 2006-686, Resolution 2006-686, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-04 for Northeast Industries Commerce Park located on parcels 404-02-024N and 404-02-024Q consisting of 15.86 acres; this project is located off of Howard's road by a new roadway known as 'Boyles Way'; with all the stipulations as written and discussed.

Director Wright explained that in October the Council approved the Preliminary Plat for the subject Commerce Park with a number of stipulations, one of which involved the drainage. In the

ensuing engineering process it was found that the drainage criteria manual for the County has been revised; pursuant to the new criteria any commercial/industrial subdivision is now under a new guideline for flood control purposes. Instead of using a retention/detention basin that would involve almost an acre, the applicant researched and has found an alternative approach to meet the new regulation, identified as a Continuous Deflective Separator (CDS) treatment unit as to which the County has indicated a favorable recommendation. Wright also reviewed the other stipulations regarding a trail, a park area, buffer fencing, width of the roadway, and the sidewalk.

**Rob Witt**, representative for North East Industries gave a Power Point presentation on the background of the applicant to develop a project that promises to be a clean, attractive commerce park that will ultimately provide as many as 250-300 manufacturing jobs; the company is relocating from Southern California at great expense. Witt also reviewed the question of liability resulting in the request to remove the stipulation regarding removing the trail and park areas, a compromise on the timeline for constructing the walls, and the final item regarding the drainage, referring briefly to the proposed use of the CDS unit.

**Luke Sefton**, Project Engineer, introduced **Tim Joyce**, reviewing his qualifications and experience in storm water management.

**Mr. Joyce** outlined the experience of his company successfully promoting and installing the proposed alternative storm water treatment device in other communities, and with slides explained in detail how it operates and the variety of sizes available. Using a scaled-down model of the proposed CDS treatment unit, Mr. Joyce gave a practical demonstration of its effectiveness, the technology involved, its unobtrusiveness once installed, and the ease of maintenance.

The Council discussed with Mr. Joyce the issues of maintenance responsibility and cost, directing the flow of the drainage, cost and location of the unit, and retention basins including land space required and mosquito control. **Rob Witt**, on behalf of the proponent, suggested that, since there will be other similar commercial projects, one way to resolve the maintenance issue would be to form a special storm water district that would ultimately provide maintenance for all of those projects that will have to comply with the new requirements, a suggestion that the members agreed should be considered and researched further. **Sam Boyles, President of NEI, said that he would agree to pump out the device once a year**, suggesting that in the future a tax could be imposed on a formula basis to assess others developing industrial parks creating some revenue for the town.

The Council agreed with the request to remove the stipulation regarding a trail and park and confirmed that the sidewalks and walls would be constructed later by the individual lot developers as a condition of the lot sales; the owner applicant agreed to standardize the block walls and sidewalks.

#### **PUBLIC INPUT**

**George Young** described his experience with owning and maintaining commercial property in Mesa, and expressed his opinion that allowing the proposed CDS device would be an excellent idea, plus being underground it would not be a breeding area for mosquitoes the way a retention basin is.

There was no further public input.

7. **Discussion, consideration, and possible approval of Resolution 2006-685, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-01 for Silverado at Simonton Ranch located on parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C consisting of 64.84**

**acres. This project is located off of Finnie Flat Road and is within the Master Planned Community of Simonton Ranch.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2006-685, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-01 for Silverado at Simonton Ranch located on parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C consisting of 64.84 acres; this project is located off of Finnie Flat Road and is within the Master Planned Community of Simonton Ranch.

Director Wright said that the subject Final Plat is one of the first in the Master Planned Community of Simonton Ranch, and outlined the adjustments in the parcels and sizes from last October when the Preliminary Plat came before the Council. Wright also reviewed the stipulations that have been agreed to by Mr. Simonton and enumerated in the proposed Resolution, including streets, the use of an agreement in lieu of a performance bond, transfer of water rights, and development of trails. The Council briefly discussed the planned pathways with Mr. Willis, confirming that the Homeowners Association would maintain them.

**PUBLIC INPUT**

**John Reddell** said that the sewer system has a maintenance provision on the pathway; that was in the contract when the sewer line was installed.

**Norma Garrison** said she understands that Mr. Simonton also did the homes on the Bluff, and questioned the provision in the CC&R's that prohibit swing sets; she hopes that swing sets will be allowed in the new development. Mr. Willis responded that families are anticipated as buyers, and the developers are all for having swing sets and other sports equipment for the children.

There was no further public input.

The Council also discussed with Mr. Willis the planned variety of home styles and colors, the anticipated temporary vault-and-haul sewer system, and the lighting. A discussion followed the motion for approval to clarify the issue of transfer of well and surface water rights; Mr. Simonton said he anticipates that the final determination of the water rights to be transferred to the Town will be made and dedicated with the last plat.

**(The Council agreed to address Item 8 prior to Item 7.)**

**8. Discussion, consideration, and possible approval of request for other methods of assurance for the Silverado at Simonton Ranch Subdivision.**

On a motion by Smith, seconded by Baker, the Council **by a 4-3 vote** approved the request for other methods of assurance for the Silverado at Simonton Ranch Subdivision, which other method of assurance would be an Agreement for Withholding Certificate of Occupancy in Lieu of Filing a Performance Bond; with 'no' votes by Gioia, Parry and Hauser.

Director Wright said that the subdivision regulations provides for some type of an assurance regarding a subdivision, including other types as requested by an applicant and if recommended by the P&Z Commission and approved by the Council. Allen Willis has requested that the Town consider an Agreement for Withholding Certificate of Occupancy in Lieu of Filing a Performance Bond; this method has been accepted for other developments the applicant has completed in other communities. The lender, who will hold the first deed of trust, has submitted a letter indicating funding available for the infrastructure improvements. A draft agreement has also been prepared, copies of which were distributed to the members. The Commission has recommended approval of the request; the Town Attorney has indicated that there would be minimal risk for the Town since no Certificate of Occupancy would be given until all the improvements were in place. Because of that, it would be motivation for both the lender and developer to have the project completed much sooner.

**Allen Willis**, of Haven Homes, explained how the Occupancy Agreement would operate, saying that it has been used in the past, that performance bonds are now quite expensive, plus the Town has more leverage by holding the Certificates of Occupancy since the builders do not make any money until the houses are closed and the buyers can move in. In addition, the cost savings can be passed on to the homebuyers.

The Council discussed with the applicant the positions of the lender and the developer, and the financing mechanism, with some members expressing misgivings about possible problems for the Town in using the proposed alternate approach as opposed to not demanding a performance bond because of past experiences. Director Wright summarized the opinion expressed by the Town Attorney indicating minimal or no risk for the Town; the attorney has been familiar with this method of assurance for a number of years.

#### **PUBLIC INPUT**

**Bob Womack**, Camp Verde, expressed his opinion that the finance company has made a \$10-million dollar obligation for the project; the town wants affordable housing; this is a safe bet; the developer could possibly pass on to the buyers the saving of not paying for a performance bond.

There was no further public input.

**A recess was called at 8:40 p.m.; the meeting was reconvened at 8:48 p.m.**

9. **Discussion, consideration, and possible approval of Resolution 2006-682, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving General Plan Amendment 2006-02 that amends the Land Use Map of the General Plan for parcels 403-20-057 from rural residential to low density residential. This amendment is to allow for rezoning of this parcel to R1-35. The site is located at 2115 W. Verde West Drive.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2006-682, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving General Plan Amendment 2006-02 that amends the Land Use Map of the General Plan for parcel 403-20-057 from rural residential to low density residential; the site location is 2115 W. Verde West Drive.

#### **STAFF PRESENTATION**

Director Wright referred to the overhead projection of the map of the subject parcel, adding that the request for the General Plan Amendment will be followed by the next item that will be a request for a zoning map change from rural residential to low density residential that would allow one-acre lots. The area surrounding the five acres is predominantly acre-sized lots, and two access points are available. The Commission has unanimously recommended that Council approve the General Plan Amendment request, as well as the Zoning Map change. One letter of opposition has been received.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

**Darren Prince**, the owner/applicant, said that most of the surrounding parcels are around one acre; the Willows has much smaller lots. Mr. Prince said that his request for the change in zoning is for the purpose of having his property conform to the surrounding neighborhood.

#### **COMMENT FROM OTHER PERSONS**

**Sharon Roddan** said that she and her husband own The Willows, an affordable senior community. One of their concerns, as well as the concerns of the residents, is the proposed improvement to Mondale, possibly destroying some mature cottonwood trees along the road. Ms. Roddan said they have no problem with allowing the rezoning.

**Selma Ellison** explained that they moved to their property in 1971 for the rural lifestyle, and feared that rezoning to allow more lots would increase the number of residents and traffic down Verde West, creating increased safety and trash problems, as well as more of a drain on water for irrigation.

Director Wright commented on the reference to the Mondale improvement explaining that the applicant will provide the easement and/or dedicate any necessary right of way for any further development.

#### **APPLICANT'S REBUTTAL**

Darren Prince says he also prefers that the trees remain, and that it would be more up to the Town if Mondale is expanded; he would cooperate in keeping the trees. He does not foresee creating five lots in the area. As far as increased traffic, the two accesses would actually cut the traffic in half.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

The Council questioned Mr. Prince about the irrigation issue; he confirmed that he owns only a certain amount of shares for his property whether or not it is rezoned. The discussion also covered the issue of the location of the cottonwood trees adjacent to Mondale, confirmation by the owner that he does not intend to try to develop the five acres. Mr. Prince commented that he has considered reserving the parcels for homes for his children in the future. Director Wright outlined for the public the criteria that would trigger either a major or minor General Plan Amendment.

10. **Discussion, consideration, and possible approval of Ordinance 2006-A327, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map 2006-07 of the Planning and Zoning Ordinance for parcel 403-20-057 consisting of approximately 5 acres from RCU2A to R1-35. This property can be accessed off of both Mondale and Verde West Drive and consists of approximately 5 acres.**

On a motion by Hauser, seconded by Smith, the Council unanimously approved Ordinance 2006-A327, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map 2006-07 of the Planning and Zoning Ordinance for parcel 403-20-057 consisting of approximately 5 acres from RCU2A to R1-35; with the stipulation that the mature cottonwood trees that are adjacent to Mondale be protected.

#### **STAFF PRESENTATION**

Director Wright said that this is the accompanying request to rezone the subject property, and the preceding discussion would apply to this item as well.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

Darren Prince commented that he believes that everything had been covered previously.

#### **COMMENT FROM OTHER PERSONS**

**Sharon Roddan** said that her comments made earlier regarding the Mondale access would apply to this request.

**Selma Ellison** requested clarification of the existing zoning compared with the requested zoning, asking if the property would be divided into five or three parcels. She is bothered by the fact that the applicant has no plan. Director Wright responded that there would be many requirements that would make it difficult to have four or more lots.

**APPLICANT'S REBUTTAL**

The applicant replied that it does not make sense that he would put a subdivision there with the small amount of acreage; there would be no profit in that. He declined to state for the record that he plans to create three lots.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was a brief discussion regarding preserving the mature cottonwood trees, and wanting the record to memorialize the desire of the community to protect the cottonwood trees.

11. **Discussion, consideration, and possible approval of Resolution 2006-683, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan amendment 2006-03 that amends the land use map of the General Plan for a 14.28 acres portion of parcel 403-23-102N from open space and high density residential to low density residential. This amendment is to accommodate a residential development. The property is located off of State Highway 260 and Finnie Flat Road behind Silverado subdivision between the irrigation ditch and U.S. Forest Service property.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2006-683, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan amendment 2006-03 that amends the land use map of the General Plan for a 14.28 acres portion of parcel 403-23-102N from open space and high density residential to low density residential; this amendment is to accommodate a residential development.

**STAFF PRESENTATION**

Director Wright advised the Council that the subject item as well as the next five items are all related to the Simonton Ranch. Wright said that Mr. Simonton has developed a Power Point that will give the historical context of what he is trying to accomplish and what he presented last July. Wright commented on some the issues that had been encountered at that time related to General Plan Amendments that had not been properly advertised; two of the six items will apply to the General Plan Amendments now properly advertised. Wright outlined the plans for the subject 14-acre parcel, as well as other commitments, compromises and changes made by Mr. Simonton on the overall proposed development resulting from closely working with staff, the community and the Council. The P&Z Commission on April 13, 2006 unanimously approved the request for the General Plan Amendment.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

With comment from the Council that the members are quite familiar with the background of the development, and a problem with beginning the Power Point presentation, Mr. Simonton verbally summarized the history of working with the community and the Council and responding to various requests with a master plan for the development, which he outlined in detail. His summary also confirmed his concessions, his commitment to the Town and the compromises requested and agreed to.

**COMMENT FROM OTHER PERSONS**

**Shirley Brinkman** said she appreciates what Mr. Simonton has done; however, she is asking that he reconsider removing the one corner area of open space; the open space that is important to Camp Verde seems to be disappearing.

**APPLICANT'S REBUTTAL**

Mr. Simonton said that the subject parcel is adjacent to the Forest Service property going to the river, and abuts a 15.6-acre parcel that will remain open space, plus a 24.5-acre parcel that will

remain open space; open spaces have been added in other plats, and within the developments there will be trails and walking paths.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The Council opened the discussion with comments that it appears that 20 percent of the overall Master Plan will remain in open space, and there are acres of Forest Service land that possibly will lead to development of river trails, plus there will be small neighborhood parks. It was also pointed out that there have been tremendous changes made to lower densities. Mr. Simonton confirmed that the 14-acre parcel will connect to the Town's trail system and described those plans.

12. **Discussion, consideration, and possible approval of Ordinance 2006-A326, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the zoning map of the Planning and Zoning Ordinance for a portion of Parcel 403-23-102N consisting of approximately 14.28 acres from PAD 6-12 (2.28 AC) and PAD OS (12 AC) to PAD (R1L-35). This rezoning is to allow for residential development. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat road immediately south of the U. S. Forest Service parcel on the Verde River and consists of 14.28 acres.**

On a motion by Baker, seconded by Parry, the Council unanimously approved Ordinance 2006-A326, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the zoning map of the Planning and Zoning Ordinance for a portion of Parcel 403-23-102N consisting of approximately 14.28 acres from PAD 6-12 (2.28 AC) and PAD OS (12 AC) to PAD (R1L-35); this rezoning is to allow for residential development.

**STAFF PRESENTATION**

Director Wright said that this is the follow-up zoning map change request to the previous item; the applicant has lowered the allowed density and the P&Z Commission met on April 13 and recommended approval of the request.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Mr. Simonton said he was available to answer questions.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was no further Council discussion.

13. **Discussion, consideration, and possible approval of Ordinance 2006-A323, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinances for parcel 403-23-102 consisting of approximately 36.23 acres from PAD 6-12 to PAD 5 (R1L-18) and changing the lot coverage % for the Homestead subdivision from 30% to 40%. This rezoning is to allow for development of Homestead at Simonton Ranch. This property is located off of Finnie Flat behind the Outpost Mall and consists of 36.23 acres.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved Ordinance 2006-A323, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an

amendment to the Zoning Map of the Planning and Zoning Ordinances for parcel 403-23-102 consisting of approximately 36.23 acres from PAD 6-12 to PAD 5 (R1L-18) and changing the lot coverage % for the Homestead subdivision from 30% to 40%; this rezoning is to allow for development of Homestead at Simonton Ranch.

**STAFF PRESENTATION**

Director Wright said that Mr. Simonton was present on behalf of Mr. Fuller, of the Fuller Commerce Park L.L.C.; the density for the 36 acres has been lowered considerably as previously pointed out. The request for the increase in coverage comes from the increase in the size and quality of the units planned for the area as an upgrade to the type of housing inventory in the community, and would take into account any accessory buildings such as triple garages. The Commission unanimously recommended approval of the request.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Mr. Simonton said he was available to answer questions.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

In response to the Council, Mr. Simonton confirmed that there were provisions for trails throughout the entire development, and that will apply to the next case as well. Mr. Simonton also said he wanted to recognize the attendance of two representatives from the Envirozeum, Ray Elliott and Rich Kimball; they hope to be part of the open space. Mr. Simonton also said that he has encouraged and discussed with other developers adding tot lots to their projects.

14. **Discussion, consideration, and possible approval of Ordinance 2006-A324, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-23-102F consisting of approximately 16.91 acres from PAD 6-12 to PAD 2 (R1L-35). This rezoning is to allow the development of River's View at Simonton Ranch. This parcel is located within the Simonton Ranch Planned Area Development east of I-17 off of Finnie Flat Road behind the Outpost Mall area adjacent to 'The Homestead' subdivision being developed by Fuller Commerce Park LLC.**

On a motion by Baker, seconded by Hauser, the Council unanimously approved Ordinance 2006-A324, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-23-102F consisting of approximately 16.91 acres from PAD 6-12 to PAD 2 (R1L-35); this rezoning is to allow the development of River's View at Simonton Ranch.

**STAFF PRESENTATION**

Director Wright pointed out that the request lowers the density, that the size of the lots will be similar to Reddell Ranches, and the requested zoning will protect against any lot splitting and responds to what was discussed the last couple of years with the Council and the community. The Commission has unanimously recommended approval of the request.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

**Al Dupuy**, at Mr. Simonton's request, explained that the new zoning would require a minimum width for the lots and that some of the lots are below that minimum; he has submitted a Letter

of Exception to that effect, as recommended by Will Wright. Mr. Dupuy wanted to make sure that it does not become an issue at the time of presentation of the Final Plat. The Council discussed with Mr. Dupuy the plan for developing the lots and setbacks, only two of which would require the exception, confirming that the required square footage would be met.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was no further Council discussion.

15. **Discussion, consideration, and possible approval of Resolution 2006-684, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan Amendment 2006-04 that amends the Land Use Map of the General Plan for portion of parcel 403-23-102N and parcel 403-23-102D from commercial and high density residential to industrial. The amendment is to accommodate an industrial development. This property is located off Homestead Parkway near Davidson Drive.**

On a motion by Baker, seconded by Parrish, the Council unanimously approved Resolution 2006-684, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan Amendment 2006-04 that amends the Land Use Map of the General Plan for portion of parcel 403-23-102N and parcel 403-23-102D from commercial and high density residential to industrial; the amendment is to accommodate an industrial development.

**STAFF PRESENTATION**

Director Wright explained that this request would have the effect of changing the General Plan Amendment for the approximately 17 acres from the Planned Area Development so that there could be some industrially-zoned property that is adjacent to the existing Industrial Drive, essentially changing high density residential and commercial to industrial zoning. The request is in response to the perceived desires of the community and Council to have an area adjacent to an existing industrially zoned area for job creation. The Commission met and unanimously recommended approval.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Mr. Simonton said he was available to answer questions.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The Council discussed the requested change to M-1, and expressed concern over the wide range of activities that would be permitted. Mr. Simonton assured the Council that he is sensitive to making sure that no objectionable uses would be allowed, and has refused to accept some letters of intent after investigating the proposed activities. Mr. Simonton said that the P&Z Commission had requested that there be no adult-oriented activity allowed to go in M-1, and he did stipulate

to that. There was discussion regarding design review and providing screening for commercial activities; Mr. Simonton said he would be interested in reasonable screening. Wright confirmed that there are provisions for screening in Section 108 of the Town Code that will probably apply, and pointed out some planned areas that would be affected, adding that staff will work closely with whoever will come in to apply. The Council discussed with Mr. Simonton the issues that include a commitment to design review, no adult entertainment establishments, streets, and a commitment to screening.

16. **Discussion, consideration, and possible approval of Ordinance 2006-A325, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Planning and Zoning Ordinance for parcel 403-23-102D and a portion of parcel 403-23-102N consisting of approximately 17.35 acres from PAD 6-12 (12.35 AC) and C2 (5 AC) to M-1. This rezoning is to allow for development of an industrial park. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat Road, lying south of the Forest Service parcel on the Verde River and consists of 20.03 acres.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved Ordinance 2006-A325, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Planning and Zoning Ordinance for parcel 403-23-102D and a portion of parcel 403-23-102N consisting of approximately 17.35 acres from PAD 6-12 (12.35 AC) and C2 (5 AC) to M-1; this rezoning is to allow for development of an industrial park; with the included commitments from the applicant for design review, for no adult entertainment establishments, and screening where appropriate.

#### **STAFF PRESENTATION**

Director Wright pointed out that there was a correction in the total acres, changing the figures totaling 20-some acres to a total of 17.35 acres. The stipulations discussed with Mr. Simonton in the previous item would now apply to this request. Wright reviewed the street and travel lanes required for the industrial zone, and the plans presented by Mr. Simonton. Wright also reiterated the agreement for not allowing on-street parking in an area of the development, the exclusion of adult-oriented businesses, any type of design review that may be in place, and additional screening for certain areas, all of which should probably be a part of the ordinance.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

Mr. Simonton said he had no comments, other than to thank each Council member for the consistently unanimous votes, something not easy to do sometimes in Camp Verde. Mr. Simonton agreed that if the public might be accessing a regional park or if there is tourism, that he would be very sensitive to what they are passing by.

#### **COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

#### **APPLICANT'S REBUTTAL**

No rebuttal was required.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

The Council in unison thanked Mr. Simonton for doing what he said he would do, in essence saying that his integrity is appreciated, and more like him would make their job easier.

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

There was no public input.

18. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

19. **Manager/Staff Report**

There was no Manager/Staff Report.

20. **Council Informational Reports**

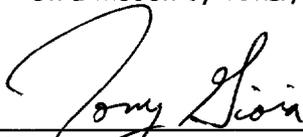
Councilor Hauser announced that the baseball boys are going to Regionals on Saturday; she requested time to show a video on the Partnership and the Verde River, and the Work Session scheduled for May 10 was suggested; the clean up on Sierra Verde went well with many people helping. Hauser added that her grandson had worked the next day with friends cleaning up 5,000 napkins that had been thrown out on the street.

Mayor Gioia wanted to acknowledge and thank a group of Boy Scouts that were further on down the road on 260 in front of Howard's Road working on cleaning up.

Councilor Parrish said that Channel 3 TV will be in town on May 4 in three different locations, Out of Africa, in Town, and up on the Mail Trail; say hello and welcome them to town.

21. **Adjournment**

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 10:25 p.m.



\_\_\_\_\_  
Tony Gioia, Mayor



\_\_\_\_\_  
Margaret Harper, Recording Secretary

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on the 26th day of April 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of May, 2006.



\_\_\_\_\_  
Debbie Barber, Town Clerk