

**MINUTES  
COUNCIL HEARS PLANNING & ZONING MATTERS  
MAYOR AND COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, MARCH 26, 2008  
6:30 P.M.**

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

1. **Call to Order**  
The meeting was called to order at 6:30 p.m.
2. **Roll Call**  
Mayor Gioia, Vice Mayor Hauser, Councilors Smith, Garrison, Kovacovich, German and Elmer were present.  
  
**Also Present:** Town Manager Mike Scannell, Sr. Planner Mike Jenkins, Administrative Assistant Jenna Paulsen, and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**  
The Pledge was led by Elmer.
4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
  - a) **Approval of the Minutes:**
    - 1) There are no minutes for approval.
  - b) **Set Next Meeting, Date and Time:**
    - 1) Regular Session – April 2, 2008 at 6:30 p.m.
    - 2) Quarterly Work Session with the Commission to include a Joint Work Session with the Housing Commission – April 9, 2008 at 6:30 p.m.
    - 3) Regular Session – April 16, 2008 at 6:30 p.m.
    - 4) Council Hears Planning & Zoning – April 23, 2008 at 6:30 p.m.

On a motion by Smith, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda.**  
**Howard Parrish** announced that next Wednesday, April 2, Ch. 3 will be in town to film the whole morning show from 5:00 to 9:00 a.m.; Friday, May 2<sup>nd</sup>, the Navajo County Posse will be bringing the mail down, and special mail to be picked up should be submitted by April 27<sup>th</sup>.  
  
There was no further public input.
6. **Council Informational Reports**  
**Smith** reported on his attendance at the Verde Valley Transportation Planning Organization meeting today and detailed the highway and road projects being completed as well as planned for the communities of Camp Verde, Clarkdale, Sedona, McGuireville and the Beaver Creek area. Smith also described the formation of the new Coordination Traffic Meeting and Land Use Committee for the purpose of identifying future transportation corridors in the Verde Valley. The Governor has approved \$60,000 for a bike study in the Verde Valley to increase tourism and alternate transportation.  
  
**Garrison** said that the Sanitary District has called a special meeting for tomorrow at 5:00 p.m. in their office.  
  
**German** reported that tickets are going fast for the Denim & Lace event Saturday, April 5<sup>th</sup>.

**Hauser** reminded everyone of the March On Meth scheduled for this Saturday, 10:00 a.m. in Cottonwood and described the activities planned; Hauser also mentioned the Canoe Race and the Highland Games being held Saturday.

**Gioia** reported that with the help of staff an appropriate letter has been drafted and sent to the Sanitary District, as agreed to by Council.

7. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2008-A351, 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 404-28-014G consisting of approximately 1.68 acres from R2-1 to C2. This rezoning is to allow for Commercial Development. This property is located south of the Bell Gas on Cliffs Parkway. Staff Resource Michael Jenkins**

On a motion by Smith, seconded by Garrison, the Council unanimously approved Ordinance 2008-A351, 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 404-28-014G consisting of approximately 1.68 acres from R2-1 to C2; this rezoning is to allow for Commercial Development.

#### **STAFF PRESENTATION**

Sr. Planner Jenkins referred to an overhead projection showing the location of the subject property, the requested rezoning of which is in compliance with the General Plan Land Use Map. The requested commercial use is compatible with the adjacent properties and surrounding neighborhood, and is served by both the Camp Verde Water Co. and the Camp Verde Sanitary District. Jenkins reported that no responses have been received to the letters sent out, and outlined the comments received from the agencies contacted, including dedication of a drainage easement, and Fire Department requirements. The Planning & Zoning Commission has recommended approval; and staff is recommending approval.

#### **PUBLIC HEARING OPEN**

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

**Jack Sheehan**, owner of the piece of property on the corner where the proposed Walgreen's development is, said that the rezoning request stemmed from the need for additional parking that is required by Walgreen's. Mr. Sheehan explained that with approval of the rezoning, the plan is to add a professional office for retail next to the Walgreen's development. Architect Joel Westervelt has prepared a plan for the complex that Mr. Sheehan anticipates using for the project. Mr. Sheehan confirmed that he and the architect will work toward incorporating the historical water tower into the design.

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

There was no comment from other persons.

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

No rebuttal was required.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

The members thanked staff for providing the overhead projections, commenting on how much that helps in making decisions. There was some discussion on one member's question on whether the rezoning on a property might be subject to reversion; it was suggested that the issue could be independently researched further. In response to concern about the drainage problem in the subject area, Jenkins explained that if the rezoning is approved, the Design Review Board will then consider the Civil Site Plan that the Town Engineer will have reviewed and addressed all drainage issues; the Town Engineer is well aware of the drainage issues and already has some tentative plans to address some of the flows and relieve some of the existing

drainage structures. Developers in that area will have to make improvements to the drainage as well.

8. **Public Hearing, discussion, consideration, and possible approval of Resolution 2008-742, a Resolution of the Town Council of the Town of Camp Verde, Arizona, approving General Plan Amendment 2007-03 that amends the Land Use Map of the General Plan for parcel 404-28-026E from high density residential to commercial. This amendment is to accommodate the development of a commercial plaza. The property is located on the corner of SR 260 by-pass and Cliffs Parkway. Staff Resource: Michael Jenkins.**

On a motion by Smith, seconded by Kovacovich, the Council unanimously approved Resolution 2008-742, a Resolution of the Town Council of the Town of Camp Verde, Arizona, approving General Plan Amendment 2007-03 that amends the Land Use Map of the General Plan for parcel 404-28-026E from high density residential to commercial; this amendment is to accommodate the development of a commercial plaza.

#### **STAFF PRESENTATION**

Jenkins said that the project is currently known as Verde Highlands; in 2004 the adjacent parcel received approval for a General Plan Amendment from High Density Residential to Commercial and a Zone Change from R1L-35 to C2-2. However, it was subsequently discovered that the subject parcel had been included in the footprint of the proposed building on the adjacent parcel 404-28-026B, and staff determined that the subject parcel 404-28-026E would require a General Plan Land Use Amendment and a Zoning Map Change. The Design Review Board had approved the proposed Verde Highlands Commercial Plaza in May, 2007. Only one letter has been received in opposition to the zone change request; a letter of concern was received that related to the proposed two-story building height. The neighborhood meeting was attended by six people, and Jenkins outlined the concerns expressed, including building heights, site grading, site and area drainage and site lighting. No objections were received from the agencies contacted. The Planning & Zoning Commission has recommended approval while expressing concern that buildings had been designed used both parcels, progressing even through Design Review with the need for the Amendment and Zoning Map change completely overlooked. The Design Review process has now evolved to a final hearing process where these types of problems will be revealed. Jenkins added that the project is proposed to be a Commercial Condo development where individuals will hold ownership of their tenancies. The developer will be required to return to the P&Z Commission and the Council with the Preliminary Plat, with review by the Town Engineer and staff, and then to the Council for approval of the Final Plat. Staff is recommending approval.

#### **PUBLIC HEARING OPEN**

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

**David Meier** said that in order to keep the neighbors to the north happy, the original planned project became a commercial project that then brought the whole complex down to the southeast portion of the property which then required a change of zoning on the subject sliver of property. As far as the layout of the complex, Mr. Meier said that the neighbors would be looking out over the top of it.

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

There was no comment from other persons.

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

No rebuttal was required.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

Mr. Meier confirmed that the question of drainage has been well thought out, and **Krista Cline**, of SEC Engineering, said that the drainage area that is located in the ADOT right-of-way outside

of the property will not be affected by the proposed project, as well as the additional drainage along Cliffs Parkway, except for a small driveway crossing. The members discussed with Ms. Cline the issue of negotiating the drainage question with ADOT; Mayor Gioia advised staff to be cognizant of how that negotiation progresses; otherwise, if ADOT does not claim responsibility for the drainage issue, it would become the responsibility of the Town. The members discussed questions about a potential increase in traffic safety on Cliffs Parkway; Ms. Cline said that a traffic study has been done; also, the developer will be required to provide curbs, gutter and sidewalks. It was confirmed that the well on the property has been capped.

9. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2008-A347, and 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 404-28-026E consisting of approximately 1.06 acres from R2 to C2-2. This rezoning is to allow for commercial development. The property is located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. Staff Resource: Michael Jenkins**  
On a motion by Smith, seconded by Kovacovich, the Council unanimously approved Ordinance 2008-A347, 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 404-28-026E consisting of approximately 1.06 acres from R2 to C2-2; this rezoning is to allow for commercial development.

#### **STAFF PRESENTATION**

Jenkins said that the request for the zoning change from R1L-35 to C2-2 is for the purpose of accommodating the commercial development to be known as Verde Highlands, as outlined in the preceding presentation. Staff is recommending approval.

#### **PUBLIC HEARING OPEN**

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

The applicant elected to make no further statement.

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

There was no comment from other persons.

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

No rebuttal was required.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

In connection with the commitments made during this evening's processes, and the question regarding whether a rezoning can be reversed, Mayor Gioia described a past zoning change that illustrated that the concepts that were presented to Council at the time the change was granted were not necessarily seen in the end. There was only a brief further discussion of the subject request and the issue of reversion of a zoning change.

10. **Call to the Public for Items not on the Agenda.**  
**Smith** announced that he will not be present at the meeting scheduled for next week; he will be riding the Bradshaw Mountain historic trail.
11. **Advanced Approvals of Town Expenditures**  
**1. There are no advanced approvals.**  
There were no advanced approvals.
12. **Manager/Staff Report**  
There was no Manager Report.

**13. Adjournment**

On a motion by Hauser, seconded by German, the meeting was adjourned at 7:31 p.m.

*Margaret Harper*

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 26<sup>th</sup> day of March 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4 day of April, 2008.

*Debbie Barber*

Debbie Barber, Town Clerk