

**MINUTES
COUNCIL HEARS PLANNING AND ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, July 23, 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: Community Development Director Nancy Buckel, Sr. Planner Michael Jenkins, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Gioia.

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) July 30, 2008 at 6:00 p.m. – Special Session

2) August 6, 2008 at 6:15 p.m. – Special Session

3) August 6, 2008 at 6:30 p.m. – Regular Session

4) August 20, 2008 at 6:30 p.m. – Regular Session

5) August 27, 2008 at 6:30 p.m. – Council Hears Planning & Zoning

On a motion by Hauser, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented, with the addition of the meeting on July 29th 2008 at 3:00 p.m..

Mayor Gioia announced the addition of a meeting on July 29th at 3:00 for the consultants interviews on the Park Project; the meeting is scheduled to be held in the Marshal's Office Training Room. Hauser advised Gioia that she would not be able to attend. Smith requested that every attempt be made to keep August 13th open because of travel schedules.

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

Howard Parrish reported that a request has been received from Germany for copies of the Camp Verde Trails Maps; he left the details for the next speaker to fill in.

Tracie Schmikowsky, of the Chamber of Commerce, explained that a German tour company had requested posters through the Sedona/Verde Valley Tourism Council for this area; when asked if they would be interested in Camp Verde Trails Maps, they responded affirmatively, and Ms. Schmikowsky said about two dozen copies will be sent to them.

There was no further public input.

6. **Council Informational Reports**

Hauser said that she had mentioned to Virginia that she thought the Senior Center would benefit from having a Wii device; Virginia immediately responded with a donation, and Hauser will now follow through to invite additional funds to purchase one. Hauser also reported on her attendance at a Yavapai Council P&Z meeting regarding the current issue of requiring open space preservation in subdivisions, without input from public.

Smith reviewed the information he had gathered from his attendance at the recent Verde Valley Transportation Planning & Planning Organization, updating details of the construction in Cottonwood, Clarkdale, Sedona, the project at McGuireville and I-17, work on I-17 between Middle Verde and the McGuireville exchange. Smith also reported on a presentation by Sedona Council members on a planned alternate route during the construction on the "Y" intersection. Smith outlined the final stages on the pathway from 89A to Cornville, and the status of the improvements on Highway 260.

Garrison gave an update on her involvement in NACOG's tourism event scheduled for October 23rd; approximately 100-200 people will be arriving by bus to participate in an event that Camp Verde will be proud of.

Gioia reported on the successful Corn Festival that was well attended; Parks & Rec staff did a great job and everyone enjoyed the sweet corn.

7. **Discussion, consideration, and possible direction to staff concerning process to select street and pathway light design to be used along Finnie Flat and other streets within Camp Verde.** *(Staff Resource: Nancy Buckel)*

Staff was directed to follow through with suggestions and recommendations for choices of street and pathway lighting to bring back to Council for review prior to submitting to Design Review; staff was also directed to research opportunities for ways to defray the costs of the lighting and bring back recommendations to Council.

Community Development Director Buckel suggested that, following a recent discussion with the Town Engineer regarding creating a Development Code, together with contacts with developers, it would be a good idea to establish a design feature for street lighting to be installed along commercial areas. Planning in advance to select some choices of light standards could add to and maintain the unique western flavor of the community. As one example, Buckel suggested street lampposts with banners similar to the downtown area in order to publicize special events in the Basha's area. Should the Council agree, the Design Review Board could review any selection made by staff for the design of the street and pathway lights to be installed in the commercial areas.

The members discussed the proposal and agreed that planning in advance was a great idea, and reminded Buckel to include the Trails & Pathways Committee in the proposed lighting review process as well. During the discussion, Buckel also outlined some ideas proposed regarding color, finish and unique design, together with the required shielding.

PUBLIC INPUT

Tom Neilson believes it would be a good opportunity to consider "selling" brass plates to install on the lighting to memorialize or honor family members or friends; the proceeds would help to pay for the cost of the lighting.

There was no further public input.

8. **Public hearing, discussion and possible approval of Ordinance 2008-A352 of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-22-008 consisting of approximately 2.55 acres from R1L-70 to C3. Location of property is 1541 Peterson Road.** *(Staff Resource: M. Jenkins)*

On a motion by Smith, seconded by Kovacovich, the Council voted 6-1 to approve Ordinance 2008-A352 adopting an amendment ZMC 08-03 to the Zoning Map of the Planning and Zoning Ordinance for Parcel 403-22-008 consisting of 2.55 acres from R1L-70 to C-3; **with a 'no' vote by Hauser.**

STAFF PRESENTATION

Sr. Planner Mike Jenkins said that the rezoning is in compliance with the General Plan Land Use Map that shows this parcel included in the Commercial and Minor Industrial Land Use of the Town. Jenkins reviewed the history of the rezoning request, and noted a stipulation from the Town Engineer for a 60-foot Right-of-Way to the Town of Camp Verde to only come from the applicant's property. The original request from the applicant for an M-1 zoning was withdrawn pursuant to the advice of the Planning & Zoning Commission, and the request for rezoning has been resubmitted, for a C-3 designation. Jenkins displayed an overhead projection of a map showing the different zonings surrounding the parcel, and pointed out the existing road easement. Public comments have included concern about possible drainage impacts from future development of the roadway. The issue of rezoning the property for the purpose of resale had been addressed by the P&Z Commission, as well as the possible impact to the surrounding properties. The Commission agreed that the C-3 zoning designation makes sense and is consistent with the General Plan. The Town Attorney has reviewed the proposed Ordinance and recommended that the Right-of-Way be a part of the Ordinance that will be recorded if approved.

PUBLIC HEARING OPEN**Applicant's Statement**

Bradley Stevens, on behalf of the applicant, commented that the staff had presented an excellent summation, reiterated that the rezoning would be in harmony with the General Plan, and confirmed the request for rezoning to C-3. Mr. Stevens said that the plan is to sell the parcel, which is not suitable for any residential development, and purchase property in Town for construction of a church.

COMMENT FROM OTHER PERSONS

Frances Benigar, a resident on Peterson Road, said that her main objection to the request for rezoning concerns the road that goes into private property and is not maintained for public use. The proposed width of the road is ridiculous; the details to resolve problems with the road should be worked out completely before the property is sold. The possible increase in traffic is a concern since there is only one way in and out. Ms. Benigar added that she has no objection to the rezoning.

There was no further public input.

APPLICANT'S REBUTTAL

Mr. Stevens appreciated that the neighbors are not opposed to the rezoning; he confirmed that the Right-of-Way has been dedicated to the Town.

PUBLIC HEARING CLOSED**Council Discussion**

During the discussion, Jenkins pointed out that the requirement for the Right-of-Way and a future realignment is only a beginning so that in the event of future development the Town would be in a position to require improvements that will be needed in the far-off future. The roadway is currently a private one. It was suggested that staff make note to place Dead End signage in case of a potential problem with commercial vehicles driving onto the private roadway, so that the residential area and concerns of the neighbors would be protected in the event of future commercial development. Buckel said that staff is aware of the potential problem and explained how appropriate signage is contemplated. There was some objection expressed by the members to rezoning property in anticipation of resale. Buckel suggested that a Work Session would be helpful so that staff can share the background and the history of the existing philosophy in that regard. Buckel reviewed for the Council the color map of the Land Use designations in the area as established by the General Plan that was voted upon and adopted by the community. After comments by German regarding the General Plan Land Use, Smith reviewed the history of the adoption of the General Plan with extensive community input. Gioia

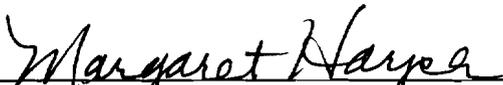
invited German to contact the Town Clerk and request an Agenda item for further discussion of the rezoning issue and perhaps establishing a policy in that regard.

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

10. **Advanced Approvals of Town Expenditures**
a. **There are no advanced approvals.**
There were no advanced approvals.

11. **Manager/Staff Report**
There was no Manager/Staff report.

12. **Adjournment**
On a motion by Hauser, seconded by Garrison, the meeting was adjourned at 7:23 p.m.

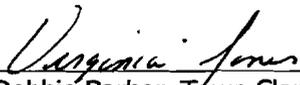


Margaret Harper, Recording Secretary

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 23rd day of July 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7th day of August, 2008.



~~Debbie Barber, Town Clerk~~
VIRGINIA JONES - Deputy Clerk