

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 24, 2007
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, Baker, Kovacovich, Parrish and Parry were present.

Also Present: Community Development Director Nancy Buckel; Town Attorney Brad Woodford (by telephone conference), and Recording Secretary Margaret Harper; Town Manager Bill Lee arrived at 7:09 p.m.

3. **Pledge of Allegiance**

The Pledge was led by Kovacovich.

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) Special Session – January 31, 2007 at 6:00 p.m.

2) Regular Session – February 7, 2007 at 6:30 p.m.

3) Regular Session – February 21, 2007 at 6:30 p.m.

4) Council Hears P&Z – February 28, 2007 at 6:30 p.m.

c) **Possible acceptance of the Board of Adjustment's and Planning & Zoning Quarterly Reports.**

On a motion by Baker, seconded by Kovacovich, 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. **Presentation and discussion of CR 2006-01, an application submitted by Tom Pender of Pender Engineering, agent for RH Development/Thearem Investments, LLC, owners for a conceptual review of their Master Development Plan, the Crossings @ Cherry Creek that includes approximately 96 acres. This development is proposed to include 154 single family units (25 acres), 145 multiple family units (17.5 acres), 115 apartments (4.9 acres), 23 acres of commercial development and 25.5 acres of open space. The site for this development is located on the west side of SR 260, 6/10ths of a mile north of the Cherry Road intersection.**

There was no action taken.

Community Development Director Buckel explained that the developer will be presenting the project and reviewing the design and site plan and answering questions regarding the project. Because of the size and scope and potential for high development in the area, as well as proposed development of a waste treatment plant, staff felt it would be helpful to preview the

project. The developer is looking for issues and concerns from the Council that can be addressed before the development moves forward, with the goal that it meets the General Plan and the desires of the community. A General Plan Amendment request will be heard next month; that will not be a part of this discussion. Buckel said that no official action will be required; she then introduced the project manager, Tom Pender of Pender Engineering, who represents the owners.

Tom Pender, following an overview of the proposed development, gave an extensive Power Point presentation, stressing that one of the goals throughout the planning of the project was to meet the community plan. Mr. Pender also distributed printed copies of the presentation for further study by the members. In summary, Mr. Pender said that the developer believes the proposed development meets the goals and vision of the General Plan, will provide traffic enhancements, utility infrastructure, economic benefit, workforce housing, and preserve open space. Following the presentation, several concerns were expressed by the members and discussed with Mr. Pender, with input from Sean Gray, Vice President of Read Homes, in general as follows:

- Connecting trails to the Town trails system, and composition of trails;
- Consideration of "green building"; *V.P. Gray indicated willingness to incorporate that;*
- Traffic access; status of working with ADOT; previous owner's access availability;
- Proposed construction of waste water treatment facility; working with Y-A Nation;
- Design of proposed two parks; children's neighborhood play areas;
- Decrease in commercial area shown on General Plan while increasing residential;
- Suggestion to consider a commercial strip as a buffer between project and Out Of Africa, from the standpoints of buffering sound and discouraging vandalism;
- Attainable housing; *V.P. Gray volunteered trying to achieve costs in the 160-175,000 range, with the goal of under 200,000;*
- Retaining a percentage of native vegetation;
- Availability of water.
- Concern over future homeowners possibly protesting against and jeopardizing the existence of Out Of Africa.

Mayor Gioia expressed appreciation for the opportunity to preview the proposed development, and also encouraged the applicant to meet with the Housing Commission to discuss mutual help.

PUBLIC INPUT

Dale Rizzi asked if there were any pictures of the proposed houses available. *Pender said they will bring some in.*

Bob Johnson wondered if any alternative had been considered if the Water Company cannot supply the water. *Pender said that, in that event, the developer will work with the Town to resolve that one way or the other.*

Dean Harrison, Out Of Africa, said they had met with principals of Read Homes; Harrison's primary concern is the liability issue about individuals gaining access to the animals and being injured, and the need for a safety buffer. Harrison also expressed concern regarding access from 260, and also addressed the possible impact to the business of future homeowners objecting to Out Of Africa.

Paul Clawson spoke at length on the road access issue, the great increase in traffic entering and leaving the development, with no plan yet in place. He commended the builder on considering planning on green building.

Gary Blair questioned a possible problem with Fire District response time, and whether the development would provide an extra tax base that would allow hiring another person.

There was no further public input.

7. **Presentation and possible discussion of the list of street names with historical significance.**

Staff was directed to submit a memo to Council every six months on the status of the street name list, to include new names or changes made.

Director Buckel first commented on the extensive research and hard work done by P&Z Commissioner Dave Freeman on helping to compile the lists of the roads. There are two lists, including streets that are not available, historic names, and a list that will be given to developers showing names that are available. The lists will be revised as projects come through and street names are chosen.

Following a brief discussion of the lists, procedure for adding names to the lists, and a commendation regarding Freeman's involvement, the members decided that they would review every six months any street name changes or additions; Buckel will submit memos accordingly.

There was no public input.

7.a **Receipt of legal advice and discussion, consideration, and possible direction to staff regarding Camp Verde v. Kyllingstad litigation as it relates to the Main Street Beautification Project.**

On a motion by Hauser, seconded by Baker, the Council voted unanimously to go into Executive Session.

There was no further action taken.

(NOTE: Items 8 through 11 were addressed prior to adjourning for the Executive Session.)

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

There was no public input.

9. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

10. **Manager/Staff Report**

There was no Manager/Staff Report.

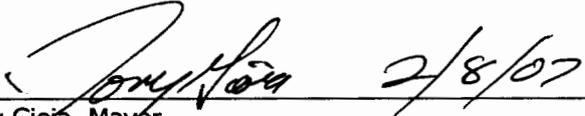
11. **Council Informational Reports**

Hauser reminded the members of the MATForce invitation she had given each.

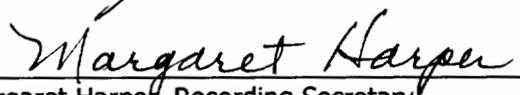
A recess was called at 8:21 p.m. to go into Executive Session; the meeting was reconvened at 8:35 p.m.

12. **Adjournment**

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 8:36 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 24th day of January 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of February, 2007.

Deborah Barber

Debbie Barber, Town Clerk