

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 25, 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, Parrish and Parry were present.

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 Vice Mayor Baker.

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) Work Session – February 8, 2006 at 6:30 p.m.

2) Regular Session – February 15, 2006 at 6:30 p.m.

3) Council Hears P&Z – February 22, 2006 at 6:30 p.m.

c) Possible acceptance of resignation letters from Trails Committee Members Jane Everts and Charlotte Salsman with appreciation for their service.

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

Mayor Gioia expressed appreciation for all the work done by Jane Everts and Charlotte Salsman serving on the Trails Committee.

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

Norma Garrison explained that in doing some research on past surveys, she came across a copy of the Capital Improvement Plan study from 2000-2001, and distributed to the members copies of the outline of the study. The concern of Ms. Garrison is whether the Council is on track with the planning of the projects set forth in the outline, if more information is available in the archives, and which committees can use that valuable information. Ms. Garrison was advised to discuss her questions with the staff member assigned to her committee.

Lori Boyce said that contrary to what seems to be circulating, she is not against the Regional Park. As an adjacent property owner, Ms. Boyce said that any time there are meetings, or anything to do with the Park she wants to be notified and she wants to be involved so she can keep the neighborhood informed. She questioned the status of the committee as being ad hoc, that the agenda items reflect issues dealing with money, and expressed her anger over the meetings being held without notifying anyone in the adjacent area.

Rob Witt, mentioning petitions being circulated, then extolled the many virtues of Camp Verde, including the great events and the great future that the Town is facing. He urged everyone to cooperate and support the Council and the Manager, commenting on the current financial

improved condition of the Town, and to deal with issues without criticism. He also said that there must be solutions to save the farms while at the same time acknowledging the rights of property owners, and offered suggestions regarding the Ruskin land trade and the request for the Council not to be part of a negative culture.

There was no further public input.

6. **Discussion, consideration, and possible approval of Resolution 2006-673, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-02 for Millwood Estates Subdivision located on 50.36 acres consisting of parcels 404-04-021 and 404-05-085. This project is located off Quarterhorse Lane and will consist of 30 lots.**

A motion by Gioia, seconded by Baker, to table the item to the next Council hears P&Z meeting failed; Baker withdrew her second after discussion.

A motion by Gioia, seconded by Hauser, to table the item to the next available Council meeting, was withdrawn after discussion.

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to continue Item 6 until the February 1st Council meeting.

Mayor Gioia announced that a postponement of the subject item had been requested. A discussion followed regarding whether the Council could accommodate hearing the matter on February 1 as requested by the applicant. It was stressed that setting the hearing for that date was critical for the applicant because of the pending escrow closing.

There was no public input.

The Council agreed to address Item 9 prior to the remainder of the agenda.

7. **Discussion, consideration, and possible approval of Ordinance 2006-A319, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2005-A305, which amended the zoning map of the Planning & Zoning Ordinance from R1L-35 to R2-2 for parcel 404-30-029D for the purpose of development of a residential complex.**

On a motion by Baker, seconded by Parrish, the Council unanimously approved Ordinance 2006-A319, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2005-A305, which amended the zoning map of the Planning & Zoning Ordinance from R1L-35 to R2-2 for parcel 404-30-029D for the purpose of development of a residential complex.

Community Development Director Wright explained that the original owner of the development had agreed to limit the units to one story, a stipulation that was included in the ordinance for the final plat. By allowing construction of two-story units this developer would be able to provide underground parking to preserve the attractive appearance of the development. The requested 24-foot limitation for two stories would be less than the 28 to 30 feet that would be permitted for a one-story dwelling. The developers have worked with the neighbors who are in support of the development, and the Planning & Zoning Commission has unanimously recommended approval.

Dugan McDonald confirmed what Director Wright had presented, adding that the 24-foot restriction is the result of a compromise between himself and the adjacent property owners who are in support of the project. The Council discussed with Mr. McDonald the provisions for guest parking, and commended him for his work with the property owners saying that what he has done should be a good example for other developers to engage the neighbors and try to mitigate problems.

PUBLIC INPUT

Rob Witt commented on how Mr. McDonald has clearly demonstrated that he is good at working with people.

There was no further public input.

8. **Discussion, consideration, possible approval of reorganization of the Community Development Department, which includes the following:**

- a. **Hire a Code Enforcement Official full-time or part-time if an additional Administrative Assistant is hired.**
- b. **Hire an Administrative Assistant (Grade 12) or a Planner (Grade 14) the Planning & Zoning Department, allowing the current Admin Assistant to work in the Building Dept.**
- c. **Create a second public entrance to ease congestion.**
- d. **Reduce conference room to create additional office space.**
- e. **Work with Maintenance to organize space needs for the new filing system.**
- f. **Purchase two vehicles for the Code Enforcement Officer and staff use.**

On a motion by Baker, seconded by Kovacovich, the Council by a 4-3 vote approved the reorganization of the Community Development Department in the following procedure: Hire a part-time Code Enforcement Official, a full-time Administrative Assistant, make the necessary physical repairs noted to make room in that department, and purchase the two vehicles that are budgeted in the amount of \$13,000; with 'no' votes by Smith, Parrish and Parry.

Director Wright reviewed the details set forth in his memo dated January 18, 2006, stressing the real problems with the increasing workload on the department caused by the surge in new subdivisions and building permits and the resulting difficulty in maintaining service levels for the public. There has also been an increase in revenue for the Town, much of which comes from the fees for those increased developments and building activities. The Council discussed with Wright in detail the problems that the department is experiencing, including the impact on employee morale and the need for increased manpower not only for the office operation but problems with code enforcement, as well as the physical changes proposed for a more efficient use of the office space and to better accommodate the public. Of the preferences expressed, one was to wait until budget time to make a decision, and another was to hire a full-time Code Enforcement Official and a full-time Administrative Assistant. There was general agreement on the immediate need for more manpower.

PUBLIC INPUT

Norma Garrison questioned who should have responsibility for providing information regarding the Arizona State Fire Code, and why inquiries are fielded from the Fire Department with instructions to call Town Hall. She believes that the Fire Department is not doing its job in not signing off on the Fire Codes, and that Planning & Zoning has enough on their hands and should not be responsible for those issues.

The Council explained that the Fire Department is not a part of the Town Government; Wright said that the Fire District has not adopted the Fire Codes and cannot enforce them whereas the Town has; the Town works with the State Fire Marshal. Ms. Garrison was advised that she could contact the Fire District Board if she wished to pursue the matter further.

There was no further public input.

9. **Director's update on drainage issues in the Cliffs subdivision.**

There was no action taken.

Community Development Director reviewed the history of the flooding issue affecting residents in the area of the Cliffs, and the efforts and plans of staff to address the problems. He outlined the commitment from developers for some of the corrections, and discussed with the Council some of the steps to be taken for bringing the drainage issue into compliance with what was originally designed for the subdivision, within approximately two to three months. During the detailed discussion, it was suggested and agreed that a time would be set up for the Council to review and ride the area with the engineer to address all the problems. Director Wright confirmed that Mr. Simonton is one of the developers that have made a financial commitment. In addition, the developers have agreed to take the drainage the way it was designed and to make the improvements as shown on both the Verde Ridge as well as the original Cliffs.

PUBLIC INPUT

Robert Johnson said that there are three new developments in the subject area, including the one on the Ridge that is now called The Views.

Carolyn Calvert, a resident from the area, personally thanked Mayor Gioia for his attention to the issues, and spoke at length regarding the research she has done, displaying pictures taken before and after the subdivision to demonstrate the current problems with drainage. Ms. Calvert said that a professional hydrologist must be involved to resolve the issues; furthermore, she intends to contact the State and the Federal Government for intervention if the Town does not take responsibility; her patience is wearing thin.

Rob Witt said that the developer is willing to participate in finding a solution, but if he does make corrections he feels that he would then be assuming responsibility, and that is a concern; that would not be the correct solution. Witt confirmed that the developer he spoke with is Scott Simonton, but said that he does not speak for Simonton.

There was no further public input.

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

There was no public input.

11. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

12. **Manager/Staff Report**

There was no Manager/Staff report.

13. **Council Informational Reports**

Parrish commended Hauser for going to Phoenix with the other Councilors as well as attending the meeting tonight since today is her 47th Anniversary.

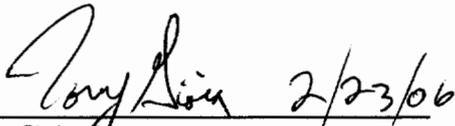
Baker said that the meeting today at the Capitol with State legislators was a good meeting. She added a sad note to acknowledge the death of Barbara Piper on January 17, and that a memorial service at Westcott Funeral Home in Cottonwood will be held on January 28th at 10:00 a.m.

Smith reported on the meeting at the Capitol that included a presentation by the Governor, stressing the invaluable opportunity for networking with other towns at events such as this.

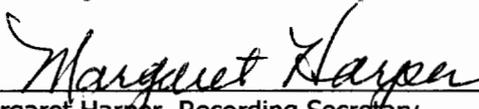
Gioia also reported on the meeting; earlier in the day, he had an appointment with the Director of the Department of Transportation on the 260 issue, together with two other Mayors from the Verde Valley. Gioia believes that the meeting may have helped move ADOT "off the dime." Gioia also agreed on the value of networking.

14. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 8:37 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 meeting of the Town Council of Camp Verde, Arizona, held on the 25th day of January, 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 2 day of March, 2006.



Deborah Barber, Town Clerk