

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 25, 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, Garrison, Kovacovich, Elmer and Parry were present.

Also Present: Interim Town Manager Dave Smith, Town Attorney Bill Sims (*by telephone conference*), Community Development Director Nancy Buckel, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Garrison.

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) July 11, 2007 – Special Session
- 2) July 11, 2007 – Joint Work Session

b) Set Next Meeting, Date and Time:

- 1) Regular Session – August 1, 2007 at 6:30 p.m.
- 2) Work Session – August 8, 2007 at 6:30 p.m.
- 3) Regular Session – August 15, 2007 at 6:30 p.m.
- 4) Council Hears Planning & Zoning – August 22, 2007 at 6:30 p.m.

c) Possible acceptance of Quarterly Reports from the Planning & Zoning Commission, Design Review Board, Board of Adjustments, and Trails & Pathways Commission.

On a motion by Hauser, seconded by Kovacovich, the Consent Agenda was unanimously approved, with Item c) pulled for discussion.

Kovacovich pointed out that the motion to adjourn the Work Session held on July 11, 2007 reflected a second made by "Baker"; a typographical error which should be corrected. Garrison requested that Item 4.c) be pulled for discussion.

4.c) Possible acceptance of Quarterly Reports from the Planning & Zoning Commission, Design Review Board, Board of Adjustments, and Trails & Pathways Commission.

On a motion made by Parry, seconded by Hauser, the Council unanimously approved the Quarterly Reports from the Planning & Zoning Commission, Design Review Board, Board of Adjustments, and Trails & Pathways Commission.

Staff was directed to arrange a procedure where one representative from each Commission will come before the Council at a Work Session each quarter, as a group, for the Council to receive their Quarterly Reports and to be able to have dialog with them.

Garrison and Smith each suggested that a system be implemented whereby a representative

from each Commission would come to the Council meeting and verbally give the Quarterly Report, rather than submitting written reports. Garrison questioned a reference in the Design Review Quarterly Report regarding a request to the developer to connect to the Basha's parking lot, which Garrison believes would be a good safety measure and wondered whether that had been made known to Mr. Basha. Community Development Director Buckel said she had discussed safety issues with Town Engineer Ron Long, and a procedure has been put in place to address such issues during the process in the future, and even before Design Review; Long is pushing for a turn lane along the frontage of Finney Flat. Buckel added that a private property owner has the right to refuse access, or trespass, on his property. Gioia also expressed a concern regarding whether the building designs as agreed upon by the Council and the community, in particular the roofline on one project, are being adhered to.

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

There was no public input.

6. **Public Hearing, discussion, consideration, and possible approval of Resolution 2007-730, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' X 182' and zoned R1-10 for a business office and storage facility. The property is located at 2867 Verde Lakes Drive. This Use Permit will only expire when the use is no longer active on this parcel.** On a motion by Gioia, seconded by Hauser, the Council voted unanimously to continue this item as requested.

STAFF PRESENTATION

Community Development Director Buckel referred to the discussion held last week with the Town Attorney and the direction to staff regarding amending the Use Permit language in Section 108, a draft is being developed to present to the P&Z Commission. Since the amendment would affect the subject Use Permit request, the applicant has no problem with continuing this item until the new language comes forward for adoption; Buckel requested that the Council continue this item accordingly.

The members discussed an opinion expressed that zoning should be amended instead of granting a Use Permit where significant construction will take place. Buckel said that, as had been discussed with the Town Attorney, the Use Permit procedure is a very common practice in many communities, also confirmed by her research. Attorney Sims reiterated his opinion that the Use Permit procedure provides greater flexibility and control, although either approach can be followed. Gioia reminded Council that staff had been given direction last week, as agreed to by Council, and staff is following through on that direction.

7. **Public Hearing, discussion, consideration, and possible approval of Resolution 2007-732, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-04 to allow the continued use of an off-premise sign advertising Trails End RV Park displayed on parcel 403-22-026S owned by Henry Shill. The property is located along SR 260. off-premise sign Use Permits expire in three years.**

On a motion by Hauser, seconded by Parry, the Council unanimously approved Resolution 2007-732, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-04 to allow the continued use of an off-premise sign advertising Trails End RV Park displayed on parcel 403-22-026S owned by Henry Shill.

STAFF PRESENTATION

Buckel said that the application comes from the new owner of Trails End RV Park, David Mann, who is represented by Young Ho Kim. The sign is in good repair, is on commercially zoned property and has a current ADOT permit for the display along a State route. The required

neighborhood meeting was held, letters sent to neighbors, and no comments have been received opposing the subject application.

PUBLIC HEARING OPEN

Applicant's Statement

Young Ho Kim explained that the sign greatly helps the RV Park business, and said the new owner would like to continue the Use Permit for three more years.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

Buckel confirmed that the request involves the existing sign. The Council briefly discussed with Buckel the number of off-premise signs that are allowed on vacant property. Buckel believes that the Code just deals with the size of the property and that the signs cannot exceed the size allowed for that property; in addition, the number of signs allocated decreases in relation to subsequent construction. Gioia wished the new owner well, adding that the Town appreciates the business bringing in tourists.

8. **Public Hearing, discussion, consideration and possible approval of Resolution 2007-733, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-05, amending Use Permit 2001-01, for parcels 403-17-001A, -001G and -003 to allow the addition of 30 more ranchers, the construction of three additional residential structures and granting a time extension NOT TO EXCEED 3 YEARS, on removing the manufactured home structure housing the Health Clinic as required in an amendment approved by Resolution 2002-541 for Rainbow Acres, a ranch style community for adults with developmental disabilities located at 2120 W. Reservation Loop Road.**

On a motion by Smith, seconded by Kovacovich, the Council unanimously approved Resolution 2007-733, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-05, amending Use Permit 2001-01, for parcels 403-17-001A, -001G and -003 to allow the addition of 30 more ranchers, the construction of three additional residential structures and granting a time extension NOT TO EXCEED 3 YEARS, on removing the manufactured home structure housing the Health Clinic as required in an amendment approved by Resolution 2002-541 for Rainbow Acres, a ranch style community for adults with developmental disabilities located at 2120 W. Reservation Loop Road.

STAFF PRESENTATION

Buckel said that the original Use Permit was granted for a period of 15 years; this will be the second amendment. The purpose is to provide more housing for the Ranchers, one an assisted care facility, and the others will be apartments for independent living. In addition, a large Community Center is being constructed, and the applicants are requesting an extension of time within which to move the Health Clinic into the Community Center when it is completed, after which the manufactured home structure will be removed. Buckel said the time frame of not to exceed 3 years has not been discussed with the applicant. There have never been any complaints about the operation and maintenance of the Ranch, and the construction has consistently been of high quality.

PUBLIC HEARING OPEN

Applicant's Statement

Steve Ricci, Director of Buildings and Grounds at Rainbow Acres, said there was not much he could add to Buckel's presentation. In discussing further development of the Ranch, the decision

to add apartments for independent living was based on wanting to provide another level for people who could be much more independent. Ricci said the three-year time limit sounded reasonable to him, adding that they are hoping to begin construction on the Community Center within the next three months or so.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

There was no discussion; Gioia thanked everyone involved in Rainbow Acres, from those who were responsible for its formation and development to the Ranchers themselves, commenting that it is a wonderful service and wonderful organization.

9. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2007-A343, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 109 of the Zoning Ordinance, removing language concerning farm animals under permitted uses and adding language that refers to Section 108, Livestock Regulations.**

On a motion by Kovacovich, seconded by Smith, the Council unanimously approved Ordinance 2007-A343, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 109 of the Zoning Ordinance, removing language concerning farm animals under permitted uses and adding language that refers to Section 108, Livestock Regulations.

STAFF PRESENTATION

Buckel explained that this item is intended to deal with the inconsistencies in the Zoning Ordinance pertaining to livestock regulations and requirements in the Town Zoning districts. The current outstanding inconsistencies are between Sections 108 and 109, and occurred when the Town attempted in 1998 to revise sections of the County-adopted Code in order to create a more rural community where people could have livestock on smaller properties. Gioia stressed for the public that this item is not to decide the outcome of one particular issue in the one particular neighborhood, but is the step before any decision is made; it is basically only enabling legislation in order to move on to the next step which will not be at this meeting. Buckel confirmed that there will be no zoning issues addressed at this meeting.

Buckel reviewed in detail the changes made in Section 109 to correct the inconsistencies by deleting obsolete and conflicting language and referring to Section 108 for specific provisions regarding livestock regulations. Buckel explained that the changes basically provide that farm animals are allowed in residential areas, but the specific regulations are spelled out in Section 108.

PUBLIC HEARING OPEN

There was no public input.

PUBLIC HEARING CLOSED

Council Discussion

There was no further discussion or comments from Council.

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

John McReynolds, a member of the Housing Commission, recommended that the Council strongly consider appointing Jackie Baker to the Housing Commission

11. **Advanced Approvals of Town Expenditures**

a) **There are no advanced approvals.**

There were no advanced approvals.

12. **Manager/Staff Report**

Buckel announced that the new Building Official, Richard Feldman, has started this week; he came over from Flagstaff with many years of experience, and will be supervising all the building departments.

13. **Council Informational Reports**

Elmer said the Chamber of Commerce meeting will be held tomorrow morning at 7:30 a.m. and encouraged everyone to attend; it will be held in the Chamber meeting room.

Hauser reported that MatForce met today, and said she will be working on recruiting persons from the school areas into the Steering Committee; she will talk to Joe Perez regarding this.

Smith said that July 28th is designated as National Day of the Cowboy. He reported on his attendance at the Verde Valley Transportation & Planning Organization, described the make-up of the organization, and reviewed the extensive list of transportation-related construction projects and plans throughout the Verde Valley. Smith described efforts to coordinate a wide public transportation loop throughout the Verde Valley, and the recommendation that Towns and Cities work with developers to set aside land for Park-and-Ride accommodations.

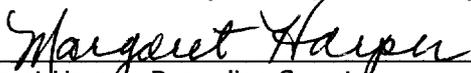
Garrison gave an update on her work on getting information in connection with the proposed policy for Town donations; the status of the cameras for the Skateboard Park and the swimming pool areas, including work on enabling parents to access a website, download it and see what the cameras are viewing. Garrison will report further at the next meeting.

Kovacovich reported on the dedication for the Sanitary District, a great day to see it finally underway; hopefully it will help bring economic development.

Gioia also commented on Cowboy Day, with the information that Sedona is holding a parade on that event Saturday. Gioia also reported on the ground-breaking event for the Sanitary District and its importance to the community, and described the analogy he used in his speech to basically illustrate protecting our environment and enhancing where we live.

14. **Adjournment**

On a motion by Hauser, seconded by Kovacovich, the meeting was adjourned at 7:31 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 25th day of July 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 17 day of August, 2007.



Debbie Barber, Town Clerk