

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 26, 2006
at 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., with Councilor Kovacovich presiding.

2. **Roll Call**

Councilors Baker, Smith, Kovacovich, Parrish and Parry were present; Mayor Gioia and Vice Mayor Hauser were absent, Gioia due to surgery.

Also Present: Sr. Planner Nancy Buckel, Town Manager Lee, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by 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) July 14, 2006 – Special Session

b) Set Next Meeting, Date and Time:

1) Regular Session – August 2, 2006 at 6:30 p.m.

2) Regular Session – August 16, 2006 at 6:30 p.m.

3) Council Hears P & Z – August 23, 2006 at 6:30 p.m. – **RESCHEDULED**

4) Council Hears P&Z – August 30, 2006 at 6:30 p.m.

On a motion by Baker, seconded by Parry, the Council voted 4-1 to approve the Consent Agenda, with the changes noted; Councilor Smith abstained.

The members discussed the July 14, 2006 Special Session Minutes, and requested the following corrections: The heading should reflect "**Friday**" instead of Wednesday; also, the second paragraph under No. 4, corrected to ".....she would eliminate the **Special Events** Coordinator position..."

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

Roy Gugliotta, Camp Verde Chamber of Commerce, said that in light of recent discussions regarding the events, he wanted to make sure that the record reflects that the Chamber will sponsor the Block Party for the \$2,000; the Chamber is behind both the events and the Block Party.

There was no further public input.

Item 8 was addressed prior to Item 6 as a courtesy to the applicant who had prepared a Power Point presentation.

6. **Discussion, consideration, and possible approval of Ordinance 2006-A335 an ordinance of the Town of Camp Verde, Yavapai County, Arizona, pertaining to the**

National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate maps, and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Ordinance 2006-A335 an ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate maps, and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

Sr. Planner Buckel said that following original approval of the ordinance she had submitted in October, using the FEMA template that she had received earlier, there are some additional changes that FEMA has requested. That revised language has been reviewed by the Town Attorney who has recommended adopting a new ordinance to replace the earlier one instead of just amending it.

7. **Discussion, consideration, and possible approval of Ordinance 2006-A333, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcel 403-22-102B consisting of approximately 1.93 acres from C2-2 to C3-2. This rezoning is to allow for the development of mini-storage units.**

On a motion by Baker, seconded by Smith, the Council unanimously approved Ordinance 2006-A333, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcel 403-22-102B consisting of approximately 1.93 acres from C2-2 to C3-2; this rezoning is to allow for the development of mini-storage units.

STAFF PRESENTATION

Buckel displayed an overhead projection of the planned project that would provide for the development of a mini-storage complex to be located next to the Days Inn Motel. The parcel currently contains the motel's vault-and-haul system, and an easement has been provided for their continued access to that system for cleaning out until such time as the facility can be hooked up to the sewer. An easement is also in place to accommodate access from Industrial through the motel parking lot and out to 260. Buckel pointed out to the Council that staff now requires all applicants for rezonings, use permits and general plans to have neighborhood meetings as well as sending out letters in order to address any neighborhood concerns prior to the Council hearings; the applicant has complied with that requirement, although no one attended the meeting. No responses to the letters have been received. The Commission has recommended approval, after discussing screening, storm water drainage, Fire Code regulations and the access road. The applicant plans to have an on-site manager for the project, and will work on keeping the western/rural character that the Town wants to promote.

PUBLIC HEARING OPEN

Applicant's Statement

Jack Sheehan, the developer-builder who will be the owner of the development said that the architect and the current property owner are also present. He said he had nothing further to add and said he was available for possible questions from the Council regarding the proposal. The members discussed the issues presented by Yavapai Flood Control; Mr. Sheehan said that he has his engineers working on those concerns that will involve mainly ADOT and the way the interchange had been built. Mr. Sheehan explained how he anticipates those drainage problems will be corrected, including collecting his own water on the site and discharging it properly; there should be only minimal impact on Industrial.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

The Council discussed with Mr. Sheehan the flooding concerns and history with ADOT, as well as Fire Code regulations, sprinklers, and planned landscaping and screening. There was no further Council discussion.

8. **Discussion, consideration, and possible approval of Resolution 2006-690, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the preliminary plat 2006-02 for the purpose of developing Elk Creek @ Simonton Ranch Subdivision within Simonton Ranch Master Planned Community on a portion of parcel 403-23-103C consisting of approximately 24 acres and 87 lots with the minimum lot size being 5,000 square feet.**

On a motion by Parry, seconded by Parrish, the Council unanimously approved Resolution 2006-690, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the preliminary plat 2006-02 for the purpose of developing Elk Creek at Simonton Ranch Subdivision within Simonton Ranch Master Planned Community on a portion of parcel 403-23-103C consisting of approximately 24 acres and 87 lots with the minimum lot size being 5,000 square feet.

STAFF PRESENTATION

Sr. Planner Buckel explained that the subject subdivision is another development within the Simonton Ranch Master Planned Community, and will be more urban in character and similar to the Silverado Subdivision that has already been approved. Buckel reviewed the access roads, the number and sizes of the lots, the common public space and clubhouse that will be shared with Silverado, on-street parking, the public utility easements, and sidewalks. Buckel said that the applicant had also provided information from Phoenix regarding their street parking requirements for the Council's consideration. The Town Engineer has indicated that a decision regarding parking on the street would be up to the Council. The proposed street names have been approved by Dispatch. Four agencies have met with the developer who has met most of their issues. The Housing Commission has submitted a memo setting forth their philosophy regarding seeking lots for workforce housing for Council to consider when approving preliminary plats. The P&Z Commission has recommended approval of the application, with some discussion regarding crosswalks and control of parking on the utility easement.

PUBLIC HEARING OPEN

Applicant's Statement

Scott Simonton reviewed the zoning for the Elk Creek Subdivision, and the acreage that he deeded off in order to share with Silverado the planned amenities that will include a clubhouse, pool, tennis courts, and perhaps some ramadas or basketball courts. Mr. Simonton also displayed drawings of the planned monuments at the entrances, and pointed out the planned open space areas, the various lot sizes and setbacks, the location of the clubhouse, retention basins, and trail systems leading to the river. Mr. Simonton also discussed his request to allow on-street parking, referring to the Phoenix material he had provided, and explained that he had planned wider streets to accommodate that. He commented that the estimated build-out total of 600-650 was what he had originally estimated and committed to in previous discussions with Council. The members briefly discussed with Mr. Simonton the planned landscaping and trees for the subdivisions, expressing preferences for a combination of both lush green and desert landscaping. There was also some concern regarding the 4-foot sidewalks, with general agreement that 4 feet would be acceptable.

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 only a brief discussion, including further reference to the sidewalks and a combination of the landscaping with the intent to be sensitive to the water issues and to keep the natural look in many of the areas.

9. **Discussion, consideration, and possible approval of Resolution 2006-696, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2006-05 that amends the Land Use Plan of the General Plan for parcel 403-19-012D from Rural Residential to Low Density Residential for 2 acres and to Medium Density Residential for .95 acres. This site is located at 1856 Wot Evans Drive.**

On a motion by Baker, seconded by Parrish, the Council unanimously approved Resolution 2006-696, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2006-05 that amends the Land Use Map of the General Plan for parcel 403-19-012D from Rural Residential to Low Density Residential for 2 acres and to Medium Density Residential for .95 acres; this site is located at 1856 West Wot Evans Drive.

STAFF PRESENTATION

Buckel explained that the request for a General Plan Amendment has been submitted by the applicant, Rob Witt, who wants to develop the parcel into two full one-acre lots and one .95 acre, in order to try to meet the intent of the language in the General Plan with the result that two different densities are being requested based on the sizes of the lots being created. Buckel pointed out that there are many non-conforming and mixed lots in the neighborhood, and the Council recently approved a low density reclassification for a property owner to create lots from a 5-acre parcel. Buckel also reviewed the criteria for a minor land amendment. A neighborhood meeting was held, with one neighbor expressing preference for the land to remain a farm. The P&Z Commission voted 5-1 to recommend approval; there was no public input.

PUBLIC HEARING OPEN

Applicant's Statement

Rob Witt made a Power Point presentation, displaying a map of the neighborhood and indicating the neighboring parcels and zoning. Mr. Witt also outlined his personal contacts with the neighbors in addition to the meeting that he had arranged, and reviewed in detail his request for the General Plan Amendment as had also been explained by Ms. Buckel.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

The Council briefly discussed with the applicant the access points for the resulting lots.

10. **Discussion, consideration, and possible approval Ordinance 2006-A334, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcel 403-19-012D consisting of approximately 2.95 acres from RCU-2A to R1-35. This rezoning is to allow for development of three lots. This site is located at 1856 Wot Evans Drive.**

On a motion by Parry, seconded by Parrish, the Council unanimously approved Ordinance 2006-A334, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning

for parcel 403-19-012D consisting of approximately 2.95 acres from RCU-2A to R1-35. This rezoning is to allow for development of three lots; this site is located at 1856 Wot Evans Drive.

STAFF PRESENTATION

Buckel said that the details are the same as for the previous item involving the General Plan Amendment, except that the zoning is now being requested as discussed. The lots will provide for manufactured home development; they will be set on stem walls. The P&Z Commission had suggested stem wall construction; it was confirmed that stem wall would probably be required for lending purposes.

PUBLIC HEARING OPEN

Applicant's Statement

Mr. Witt said he had nothing further to add. In response to a question from Council Mr. Witt said that the concern for sheet flow expressed by Yavapai County Flood Control will be addressed through engineering the foundations; that will be dealt with at the time of issuing the building permits. Mr. Witt was also commended for following through with the neighborhood meeting and personal contacts prior to the hearing.

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 further Council discussion.

11. **Discussion, consideration, and possible of Resolution 2006-697, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving the renewal of Use Permit 2006-01 for a 10-year period to 2016. This RV park contains 44 spaces and a laundry and office building on parcels 404-28-018L and 404-28-018Y consisting of approximately 3.08 acres zoned C2. The location of the RV park is 4500 East Finnie Flat Road.**

On a motion by Baker, seconded by Smith, the Council unanimously approved Resolution 2006-697, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving the renewal of Use Permit 2006-01 for a 10-year period to 2016; this RV park contains 44 spaces and a laundry and office building on parcels 404-28-018L and 404-28-018Y consisting of approximately 3.08 acres zoned C2; the location of the RV park is 4500 East Finnie Flat Road.

STAFF PRESENTATION

Buckel said that the applicant is requesting to transfer ownership of the Use Permit following his sale of the property, with a revision of conditions that had originally been placed on the Use Permit, together with an extension of time for a total of 10 years. Buckel described the location of the Park and outlined the revisions being requested, in particular the requirement limiting the amount of time that guests can stay. No other RV parks in Camp Verde currently have stay limitations. A neighborhood meeting was scheduled; no one attended. The P&Z Commission expressed some objection about lifting the stay limitation, as well as concern that there should be restrictions on the sizes and appearance of the RVs. Staff had pointed out that there are zoning regulations to address that concern, and that it would be difficult to try to enforce a six-month stay. The P&Z Commission voted to recommend approval.

PUBLIC HEARING OPEN

Applicant's Statement

Andy Ayres said that basically the request is in the nature of a housecleaning, and also commented on the difficulty of enforcing the six-month stay which he had questioned at the time it was originally imposed. Mr. Ayres said that the Park has been a good neighbor, and the purchaser will accept the same standards that have been set. The members discussed with Mr. Ayres the status of the Sanitary District connection and service; he explained that an easement had been created through the Christian School to bring the line across. The problem of imposing a time limit was also discussed with the applicant, as well as landscaping efforts.

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 further Council discussion.

12. **Discussion, consideration, and possible of Resolution 2006-698, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving Use Permit 2006-02 to allow for the installation and operation of a cremation retort on the premises of the Bueler-Hepler Funeral Home currently operated on parcel 404-22-021 zoned C2-4. This property is located at 143 West Arnold Street.**

On a motion by Baker, seconded by Smith, the Council unanimously approved Resolution 2006-698, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving Use Permit 2006-02 to allow for the installation and operation of a cremation retort on the premises of the Bueler-Hepler Funeral Home currently operated on parcel 404-22-021 zoned C2-4; this property is located at 143 West Arnold Street.

STAFF PRESENTATION

Buckel said that the Bueler family is requesting the opportunity to add to the Funeral Home facility a crematorium; that property and the immediate properties are all zoned C-2-4, and there is a mixture of commercial and residential in the neighborhood. The Buelers believe that providing the additional service will benefit the families in the community, and have prepared a presentation to explain the facilities and a comparison with other communities that have the service. The current need to go to Prescott for the crematory there imposes an additional expense for the clients in Camp Verde. At the neighborhood meeting, the concerns of the individuals were satisfactorily addressed and there were no objections to having the facility in the area.

PUBLIC HEARING OPEN

Applicant's Statement

Ben Bueler pointed out that the service discussed is an option that the majority of the people in the area are choosing, and the cremation retort would be a good addition to the funeral home facilities. He said he was available to answer any questions that the members may have. The Council commented on the obvious need for the additional service locally and opinions expressed by some individuals in favor of the request. In response to one question, Mr. Bueler described in detail how the process works and how the emissions are controlled and regulated.

COMMENT FROM OTHER PERSONS

Rob Witt said he is very much in favor of the applicant's request; the more services the community can offer, the healthier it is, and more revenue is kept in the community.

There was no further public input.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

There was no further Council discussion, other than expressing gratitude to the Bueler Family for joining the community and what they have provided so far, and agreement that the proposed additional service will be helpful for the community.

13. **Discussion, consideration, and possible of Ordinance 2006-A329, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance relating to the height limits and setback requirements.**

Pursuant to the relayed request of Vice Mayor Hauser, Item 13 was continued to another meeting.

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

There was no public input.

15. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

16. **Manager/Staff Report**

Buckel reported on issues that staff have been working on: In regard to the certification of documents question she reminded the members that they had received a memo from the Town Attorney concerning that, and the staff will move forward with whatever Council will direct; the next agenda will include that subject.

The proposed list of streets is still being worked on, and is still with the Historic Society for review and research to share with developers; the list should be returned for approval, possibly next month.

Staff is continuing to work with the developer on the issue of the lights on Verde Cliffs; the developer will be contacted next week to try to determine the estimated time frame that will be involved.

Buckel explained the chain of events that has caused the owners of Wendy's and the Shell Station some serious problems with ADOT; based on a complex State statute ADOT has now requested that the off-premise sign that the Town had approved be removed. Another complication is that Mr. Shill's property is not zoned Commercial. Discussions with ADOT on behalf of the owners have been to no avail; Mr. Malone has directed a written request to ADOT for an extension of time to come up with a solution.

17. **Council Informational Reports**

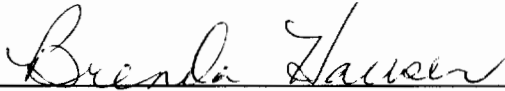
Councilor Smith reported on the signage that is being worked on with Forest Service, a slow and painful process. Also, documents have been signed by the Sanitary District today and hand-carried by Stan Bullard to WIFA; the funding process has now been started, and is a significant step in the future progress of Camp Verde. Smith added his thanks for the plaque at the Marshal's Office that was contributed to by the Buelers.

Councilor Parrish reported on the Mail Trail activities; the banquet is set for September 8th, and tickets are going fast. Parrish again thanked Jeremy Bach for his participation in the construction process. A DVD movie is being created on the Mail Trail; Arizona Highways has also been taking

pictures to be published in the magazine next year. Parrish also thanked the Beulers for the brass plaque that they have provided; he will bring it in next week to show the members. Councilor Parry said that a punch list was done on Monday with the architect and builder for the Marshal's Office; corrections are being made and the parking lot will be recovered. It promises to be a building of which the community can be proud.

18. Adjournment

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 8:13 p.m.



~~Tony Gioia, Mayor~~ Vice Mayor Brenda Hauser



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 26th day of July 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 22 day of August, 2006.



Debbie Barber, Town Clerk