

**MINUTES
REGULAR SESSION
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MARCH 28, 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 Baker, Smith, Kovacovich, Parrish and Parry were present.

Also Present: Community Development Director Nancy Buckel, Councilor-Elect Greg Elmer, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Hauser.

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) Regular Session – April 4, 2007 at 6:30 p.m.

3) Regular Session – April 18, 2007 at 6:30 p.m.

4) Council Hears Planning & Zoning – April 25, 2007 at 6:30 p.m.

On a motion by Hauser, seconded by Baker, the Consent Agenda was unanimously approved as presented, with the addition of a Special Session on April 4, 2007 at 5:00 p.m.

After a brief discussion it was agreed to schedule a Special Session for April 4, 2007 at 5:00 p.m.

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

There was no public input.

6. **Discussion, consideration, and possible approval of Resolution 2007-722, a resolution**

of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2006-08 for the purpose of developing Summerset @ Simonton Ranch subdivision within Simonton Ranch Master Planned Community on portions of parcels 403-23-103M, 403-23-102V consisting of approximately 30.90 acres and 104 lots with the minimum lot size being 5,000 square feet. The Preliminary Plat is submitted by Scott Simonton, agent for owners Camp Verde Homestead, LLC and Verde River Properties, LLC. The site is located off Homestead Parkway and SR 260.

On a motion by Smith, seconded by Kovacovich, the Council voted **5-2** to approve Resolution 2007-722, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2006-08 for the purpose of developing Summerset @ Simonton Ranch subdivision within Simonton Ranch Master Planned Community on portions of parcels 403-23-103M, 403-23-102V consisting of approximately 30.90 acres and 104 lots with the minimum lot size being 5,000 square feet; **with Hauser and Parry opposed.**

Community Development Director Buckel said that the subject Preliminary Plat is for another portion of the Simonton Ranch containing 104 lots on a total of 30.9 acres. Buckel reviewed the proposed density and identified the development as Parcel 16 on the map of Simonton Ranch. Buckel outlined the two new roadways, parking provisions, sidewalks, comments from the Fire

Marshal's Office, the setbacks, and a possible future extension of Summerset Drive by bridging a wash, contingent upon development of a portion of land designated for commercial development. In connection with the agency reviews, Buckel pointed out statements from the Housing Commission wanting to put the developer on notice regarding their desire to discuss the goals of acquiring attainable housing, possibly within the development. The Town Engineer has requested vertical curbs instead of rolled curbs; however Mr. Simonton had discussed his point of view on that issue with Planning & Zoning. The Commission has unanimously recommended approval of the Preliminary Plat. Following Buckel's presentation, the Council questioned the developer's choice of street names that did not include any of the historical street names preferred by the Town.

Scott Simonton outlined the proposed project including the planned amenities, adding that based on the recent death of the major contributor, the Envirozeum appears to be in limbo at this time. Simonton reviewed in detail the two exceptions being requested as to allowing parking on both sides of the street, and sidewalks on only one side. Simonton also explained in detail the reason for wanting to reserve his right to possibly extend Summerset Drive as outlined briefly by Buckel.

The Council discussed with Mr. Simonton the proposed street widths, traffic and parking, as well as development of the planned trails. Simonton indicated that he is open to the standards to be drafted by the Trails Commission regarding construction of the trails. Simonton confirmed his intent to provide the traditional bonding for assurance of completion. The subject of attainable housing was also discussed with Simonton, who commented that because of the expense already invested, attainable housing would not appear to fit into the project; however, he said he is open to suggestions. There was further discussion regarding the agency comments, the Town Engineer's recommendations, the planned sidewalks and curbs.

In further discussion regarding the subject of affordable housing, it was suggested that there should be better communication between Planning & Zoning and the Housing Commission during the subdivision process; the developer does not seem to be aware of what the Housing Commission is working on and what opportunities the Town actually has available for developing affordable housing.

PUBLIC INPUT

Norma Garrison, a member of the Housing Commission but speaking for herself, said that it is never too late for developers to consider workforce housing; there are many opportunities and programs that would actually be of help to the developer as well, and it is a win-win situation.

Jeremy Bach, also a member of the Housing Commission but speaking from his personal standpoint as a developer, suggested that this particular project from the cost perspective does not meet the necessary mold for workforce housing, unless a Town Land Trust is put into place with Camp Verde willing to offset the infrastructure cost for each possible lot. Also, perhaps the issue could be an agenda item for housing at the time approval is requested for a development in the future.

Gary Blair stressed that the Town needs to get the sewer system on line before anything else can be done; that is the Number One priority.

There was no further public input.

7. **Discussion, consideration, and possible approval of Resolution 2007-721, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2006-06 for the purpose of developing Bella Vista subdivision on parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B & 404-18-158C consisting of approximately 16.052 acres and 16 lots with the minimum size being**

35,000 sq. ft. The site is located off Arena del Loma at the I-17 overpass.

On a motion by Parry, seconded by Parrish, the Council unanimously approved Resolution 2007-721, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2006-06 for the purpose of developing Bella Vista subdivision on parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B & 404-18-158C consisting of approximately 16.052 acres and 16 lots with the minimum size being 35,000 sq. ft.; **to include in the Resolution the Camp Verde Fire District's request requiring paved surface or compacted AB on driveways for all-weather access.**

Buckel explained that the Preliminary Plat is for property located off of Arena del Loma; the application requests an exception to Town standards for roadway construction for curb; that is, rather than vertical, rolled or ribbon curbs the developer proposes a thickened edge on the pavement to retain the rural feel in the area. Also, the developer indicates that the streets will be built with compacted dirt swales for drainage. Buckel reviewed the request for placement septic and wells for the smaller lots; Environmental Services has said that it appears that a house well and septic can be placed on each parcel and the placement of each will be provided as part of the plat to require that placement. The Camp Verde Fire District has requested that all driveways be improved to such a degree that the fire equipment can access the property at any time of the season; the developer has agreed to comply. The developer has provided a trail easement as recommended by the Trails Commission. The P&Z Commission recommended 4-3 to approve the waiver for wells and septic on lots less than 70,000 square feet, and voted 6-1 to recommend approval of the Preliminary Plat, with stipulations for rolled curbs instead of thickened edge, and HOA be formed for maintenance of the paths and trailways and should also have included the drainage areas. The CC&Rs will be submitted at the time of the Final Plat.

Al Dupuy, agent for CWS Development, said that Buckel had outlined the project quite well; the difference between this project and the Simonton Ranch is that these homes will be somewhat lower priced.

At the beginning of the Council discussion it was pointed out that the historic street names were again not used. The Design Engineer, Glen Millett, was asked about the size and composition of the planned trails. Mr. Dupuy confirmed that the Trails Commission will be asked for recommendations to help in drafting up the CC&Rs regarding the maintenance of the trails. Mr. Dupuy said that there will be the standard assurances for completion of the development, and the engineer is working on providing the requested rolled curbs; the cross section on the Preliminary Plat will change to reflect that. Gioia outlined for the record the recommendations from the Town Engineer.

Staff was requested to **bring back to Council an agenda item** to consider a proposed ordinance amendment to require developers to use the historical street names.

Following the motion for approval, there was some discussion regarding possible errors in the parcel numbers set forth in the agenda item; staff confirmed that the parcel numbers as listed were correct.

There was no public input.

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

Gary Blair asked about the status of the proposed security clearances and background checks on Town Council, boards, staff and volunteers; *Gioia requested that staff report back to Council on the subject after contacting the Town Attorney.*

There was no further public input.

9. Advanced Approvals of Town Expenditures

a) There are no advanced approvals.

There were no further advanced approvals.

10. Manager/Staff Report

Buckel requested clarification regarding the procedure to discuss a possible amendment to the Historic Street Names code section; she was advised that it will be a policy decision for the Council to address as a regular agenda item.

11. Council Informational Reports

Parrish commented that the Chamber of Commerce put on a wonderful meal last night at Randall's Café; a good crowd attended.

Smith reported on the details he brought back from the Verde Valley Transportation Planning Organization meeting this morning including the County and ADOT studies and projects, current and future. Smith also commented on the Yavapai County impact fees; it is anticipated that they will be raised for all residential statewide.

Baker said that the Rural Transportation Group has been in Washington also pushing for the Central and Northern Arizona needs; it is a constant ongoing battle.

Kovacovich wanted to thank the Chamber for the luncheon last Friday at the Lodge; there was a good speaker on economic development from Tucson.

Gioia reported that the 260 Access Management/Roadway Master plan should be on the agenda for Council discussion of consultants; he briefly reviewed a recent contact with the Governor's Office. The Council will also have a presentation in mid-April from Cottonwood, through ADOT, on the proposed traffic light project in the Steve Coury area.

12. Adjournment

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 8:24 p.m.

Tony Gioia 4.20.07

Tony Gioia, Mayor

Margaret Harper

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 Special Session of the Town Council of Camp Verde, Arizona, held on the 28th day of March 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of April, 2007.

Debbie Barber

Debbie Barber, Town Clerk