

**MINUTES
COUNCIL HEARS PLANNING AND ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 25, 2005
at 6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.
Input is placed after Council motion 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., Vice Mayor Reddell presiding.

2. **Roll Call**

Vice Mayor Reddell, Mayor-elect Gioia, Councilors Baker, Kovacovich, Parrish and Teague were present; Mayor Dickinson was absent.

Also Present: Community Development Director Wright, Sr. Planner Nancy Buckel, Projects Administrator Wendy Escoffier, Councilors-elect Ron Smith and Brenda Hauser, P&Z Commission Chairperson Robert Foreman, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Councilor Parrish.

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 – June 1, 2005 at 6:30 p.m.

2) Regular Session – June 15, 2005 at 6:30 p.m.

3) Council Hears Planning & Zoning – June 22, 2005 at 6:30 p.m.

c) **Approval of Resolution 2005-647 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the General Election held on May 17, 2005.**

d) **Possible approval of Resolution 2005-646, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Final Plat 2005-03 for Hinch Springs Subdivision located on 19.44 acres consisting of parcel 404-13-451M. This project is located off of SR 260 accessed by Verde Lakes Drive by a new roadway.**

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

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

John Teague said that he felt very saddened by the City officials and the Marshal as they failed to participate in the Police Memorial held in Cottonwood May 21st, after having been invited to that event sponsored by the City of Cottonwood and Triple Nine Foundation. Representatives of all the other communities, including YCSO and DPS, attended the event to honor fallen officers, but once again no one from Camp Verde could find time to attend, even when one of their own was remembered. Mr. Teague asked when is the Town going to show some involvement instead of idly standing by; as of May 21st he is ashamed of his City government and Town officials. Mr. Teague said he now knows why the Verde Valley gossips about the City government of Camp Verde.

6. **Discussion, consideration, and possible re-affirmation of Resolution 2000-434, specific for the Town Site Redevelopment area. Resolution 2000-434 adopted a unified enforcement policy of the Town's Zoning Ordinances for the entire Town.** On a motion by Gioia, seconded by Baker, the Council voted 5-1 to reaffirm Resolution 2000-434 and direct staff to continue their efforts; with a 'no' vote by Parrish.

Projects Administrator Wendy Escoffier explained that the Town Council had previously appointed the Town Site Redevelopment Committee; the Committee has been working on the vision for the downtown area where the Town Hall Complex is within. One of the main concerns is the zoning violations in that area. The existing resolution allows for proactive enforcement regarding those violations, and the Committee is requesting reaffirmation of that resolution and direction to staff to try to do some proactive enforcement in the Town site area only.

The Council discussed the goal of enhancing the downtown area and the request by the Committee to enforce legislation that the Town already has in place, as well as the fact that some of the problems have existed since well before the Town was incorporated. The discussion included concern about the cost that the property owner might have to incur and the imposition of a time limit within which to make corrections. Escoffier assured the Council that the Code Enforcement Officer has a lot of leeway as far as time, and the possibility of getting work groups together to help was also being considered. It was suggested that neighbors were always willing to help, which is a natural response by Camp Verde residents, and that education is an important step in letting property owners understand why such corrections are necessary. Director Wright said that with the goal of making progress the staff would work with the residents using a lenient approach, possibly setting up clean-up days, renting dumpsters, trying to make the condition better without being disrespectful regarding nuisances which to some owners may be considered of value.

7. **Discussion, consideration, and possible approval of Resolution 2005-634, a resolution of the Town of Camp Verde, Arizona approving the abandonment of a portion of Cliff House Drive in Fort River Caves subdivision as public roadways.** On a motion by Teague, seconded by Gioia, the Council voted unanimously to table Item 7.

STAFF PRESENTATION

Director Wright reviewed the background of the proposed abandonment of a portion of a roadway together with the objections of a number of the neighborhood residents, explaining that the issue is essentially the same as the one previously addressed under Dr. Noone and Charlie Brown's request, and is the second meeting pertaining to Mr. Blue's request regarding the roadway that was established pre-incorporation. The property is located at the entrance to the Fort River Caves subdivision and is zoned commercial to allow for small neighborhood-type businesses. Six public meetings have been held on the issues involved during the last year and a half. Other meetings with residents in the area have also been held. Director Wright displayed a map showing the area and pointed out the subject odd pieces of property that had been dedicated to the Town, for a better understanding of the request for the proposed abandonment. The problem and expense for the Town in maintaining what would essentially be a parking lot for the small businesses as they are developed were discussed in detail. Mr. Blue has agreed to bear the cost of moving the utility lines which could amount to from \$15,000 to \$40,000. Wright described other improvements that Mr. Blue has agreed to make, in concept. Wright reviewed other apparent benefits to the Town and solutions to some of the concerns including the issue of a truck turn-around. Because of letters received expressing objections, Wright said that although there has been plenty of opportunity, apparently there have not yet been enough meetings or discussions with the residents and property owners. Considering the improvements being proposed by the developer, at his expense, staff feels that the abandonment of the property is a win-win opportunity.

PUBLIC HEARING OPEN **Applicant's Statement**

Greg Blue said that he could not improve on Mr. Wright's presentation and was available to answer any questions the Council might have.

COMMENT FROM OTHER PERSONS

William Ray Collins, has lived there for 15 years, said that he lives next door to Mr. Blue who he feels is improving the property, and that it looks good instead of just junk.

Ron Ogle said he has lived there for 6 years, and if the Town gives the property to them for apartments that means that Charlie will end up having apartments on the other side. Mr. Ogle did not move into the area for apartments to be there. He said they were not notified of the last meeting and only heard of this meeting through word-of-mouth. He is not happy about that.

There was no further public input.

APPLICANT'S REBUTTAL

There was no rebuttal.

PUBLIC HEARING CLOSED

Council Discussion

In response to a suggestion that the Town just sell the property, and with the proceeds move the utilities and do what needs to be done, Director Wright explained that the property would have to be auctioned, and the result might be that the expense of making improvements would be more than the amount realized. In addition the property is only useful to the owners immediately adjacent to it. There was further discussion about the issue of having a truck turn-around, which Wright explained would be adequately available. The proposed abandonment provides the opportunity for retail development instead of multi-family dwellings, although that would amount to almost nothing because of the lack of parking space. The members discussed the reactions they have received from the residents, including objections to the Town giving up property to an individual. There was general agreement that it would be beneficial to all once again to meet with the residents who live in the area, and include the participation of Mr. Blue and Mr. Brown who can review what they plan on trying to do, since there remain issues that still need to be resolved. It was decided that the meeting should be an evening Council Work Session, making sure to try to confirm the attendance of the two property owners; the tentative date of June 29th at 6:30 p.m. was suggested for staff to set up.

8. **Discussion, consideration, and possible approval of Resolution 2005-644, a resolution of the Town Council of the Town of Camp Verde, Arizona, approving General Plan Amendment 2005-03 that amends the Land Use Map of the General Plan for parcel 404-02-023P from Rural Residential to Mixed Use. This amendment is to accommodate the development of a commercial subdivision.**

A motion by Gioia that Council table Resolution 2005-644 to give the property owner an opportunity to review new concepts **failed for lack of a second.**

On a motion by Teague, seconded by Parrish, the Council voted 5-1 to approve this Resolution 2005-644 to include the deed restrictions listed on Item 9; with a 'no' vote by Gioia.

STAFF PRESENTATION

Director Wright advised the Council that the Commission had met and heard the request, and after a lengthy discussion has recommended that the Council approve the change from Rural Residential to Mixed Use. Wright pointed out letters just received from residents indicating objection to the possibility of obstructing their viewscape and creating other potential hindrances to their enjoyment of their property as a result of the change in the General Plan. Item 9 that follows involves the zoning map change that also needs to be taken into account, and it was acknowledged that both items would probably be discussed at the same time.

PUBLIC HEARING OPEN**Applicant's Statement**

Rob Witt said the development is a unique opportunity for the community. Northeast Industries bought the property in good faith and the owner does not want to use it to harm anyone, but to use it in a manner that will be good for everyone. Witt reviewed the contacts he made with the residents and property owners in connection with trying to acquire the necessary access for a residential development, as well as considering alternate commercial uses. In connection with concerns expressed by the residents regarding commercial uses, the owner has agreed to provide a buffer, no outside storage on any lots bordering the residential area, bring water into the commercial park subdivision, provide streets and sidewalks, and rails throughout as a buffer to the residential. Witt distributed copies of a map of the area, specially pointing out the lots of owners who had written letters of opposition, rebutting some of their objections based on other existing surrounding commercial activities. Witt also displayed a draft conceptual plan for review and discussion, noting that there are still several issues remaining to be resolved.

COMMENT FROM OTHER PERSONS

Grace Cole said she was speaking because of her property, that she bought about a year ago and had a house built, and she will have probably a 144-foot fence of barbed wire that will face her property directly. She understood that property on the other side of her was zoned for private residential, and that there was the possibility of one-acre homes being built. However, she believes that heavy commercial will hurt her property, and she would have to sell. She said she is opposed to that, but if the developer does enhance the property she would have no problem.

Melvin Jensen said he went to the meeting the developer gave for the neighbors and was impressed, but he asked why the property has to be changed to commercial. That is his concern. Also, if the request were approved he would like to see a 6-foot cinder block wall instead of chain link with slats.

Ron Detherage said he organized the letters and that basically everyone feels the same way he does. They bought the property and it was zoned rural residential. He agreed he lives across the street from M1, and does have a C3 neighbor, but there is nothing in the back but a view of the mountains and he does not want his lifestyle to change. He suggested that the building could possibly obstruct the view. No one has ever talked to him about the zone change. There is no guarantee that those who buy the lots will develop them as the developer is planning.

Robert Johnson said that he lives there opposite the White Hills also, and he was wondering if the flooding mentioned was before they put in the dry lake, or after. Most of the land there is pretty flat. Any water will have to come down off of a big hill or mountain, so it would have to be coming off of White Hills. There was some discussion regarding the course of past flooding in response to Mr. Johnson, and one point was made that there may be only one home in the area that is affected by any potential flooding.

There was no further public input.

APPLICANT'S REBUTTAL

Witt agreed that the property values should be protected, and that the developer is willing to include deed restrictions as the lot are sold, and questioned whether a residence on one parcel should hold up the use of 22 acres on the one side. Witt repeated the intent of the developer to provide a buffer.

PUBLIC HEARING CLOSED**Council Discussion**

The Council confirmed with Witt that the intent of the developer to impose deed restrictions to help maintain a clean industrial development, not unregulated as some are, although he acknowledged that accomplishing that might be difficult. The draft concept plan provided by Witt

was discussed in detail, with the Council expressing appreciation to the developer for submitting it. The potential problem of flooding and the impact on a possible residential development was also addressed. Discussing the requests being considered in both Item 8 and 9, there was general agreement on adding stipulations as to building height and the proposed buffers. There was also a suggestion that it would be helpful to all to deny the request at this time and give the developer time to review new concepts.

9. **Discussion, consideration, and possible approval of Ordinance 2005-A308, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for portion of parcel 404-02-023P, consisting of approximately 15 acres from R1-35 to C3. This rezoning is to allow for commercial development. Project location is off Howard's Road.**

On a motion by Teague, seconded by Parrish, the Council voted 5-1 to approve Ordinance 2005-A308, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for portion of parcel 404-02-023P, consisting of approximately 15 acres from R1-35 to C3; this rezoning is to allow for commercial development, project location is off Howard's Road; besides the stipulations included in the packet, that a buffer be added on the east side up against the residences of the Centers' and the Sullivans', and that an additional buffer be added on the southwest, on the western part up against Mr. Jensen's and Mrs. Cole's properties; with a 'no' vote by Gioia.

Council Discussion

Since this item was also addressed in the preceding Item 8, there was no further Council discussion prior to taking action.

10. **Discussion, consideration, and possible approval of Resolution 2005-645, resolution of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-04 that amends the Land Use Map of the General Plan for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C from Rural Residential to Low Density Residential. This amendment is to accommodate the development of a residential subdivision.**

On a motion by Baker, seconded by Teague, the Council voted 5-1 to approve Resolution 2005-645, a resolution of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-04 that amends the Land Use Map of the General Plan for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C from Rural Residential to Low Density Residential; this amendment is to accommodate the development of a residential subdivision; with the parcels to be in the area of 35,000-plus; with a 'no' vote by Gioia.

STAFF PRESENTATION

Director Wright said that the subject request came before the Council a few months back, but for a greater density. The request now is to create roughly acre-size lots, a little over 35,000 square feet. The General Plan designation of Rural Residential allows for half-acre or more in size; in order to accommodate the proposed development the zoning will need to be changed to Low Density Residential on the approximately 17 acres located off of Arena del Loma. The P&Z Commission has unanimously recommended approval of the General Plan Amendment. Because of the flight path, the Montezuma Heights Air Parks is opposing the development; that is the primary opposition at this time. One letter in opposition has also been received from one individual. Wright explained that at the P&Z meeting there was a discussion regarding the lots being a minimum of 40,000 square feet; however, based on the topography of the area the lots may need to vary in size and some latitude should be given the developer in that 35,000-plus would be compatible with the General Plan.

PUBLIC HEARING OPEN Applicant's Statement

Douglas Hall said that they have tried to meet the recommendations of the earlier opposition to the proposal by returning with the proposed one-acre parcels. He believes the concerns of the neighbors who did express opposition have been met; they did not attend the P&Z meeting and appear to be in favor of the development.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

The discussion included a comment that several phone calls and comments had been received continuing to express opposition; however, there was also the opinion offered that the majority of the residents appeared to be in favor. There was no one present to express the opposition of the Air Park, although it was understood that the Air Park Association had provided flyers to be handed out advising potential buyers of the flight path. It was noted, also, that since no residents were in the audience to express any objection, it would seem that they are in agreement with the discussion held last time regarding increasing the size of the lots, which has been done. Closing the discussion there was comment that the subject General Plan Amendment, based on the input from the public protesting the density with the result that the density has been decreased, would seem to demonstrate that the new General Plan is working, although the opposite opinion was expressed based on receiving a phone call from an individual upset that the new General Plan that was voted on apparently does not guarantee existing zoning.

11. **Discussion, consideration, and possible approval of Ordinance 2005-A309, an ordinance of the Town of Camp Verde, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinances for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C consisting of approximately 16.67 acres from RCU-2A and R1L-70 to R1L-35. This rezoning is to allow for residential development. Project location is the south side of Arena del Loma just east of the I-17 overpass.**

On a motion by Kovacovich, seconded by Parrish, the Council voted 5-1 to approve Ordinance 2005-A309, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinances for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C consisting of approximately 16.67 acres from RCU-2A and R1L-70 to R1L-35. This rezoning is to allow for residential development; project location is the south side of Arena del Loma just east of the I-17 overpass; with a 'no' vote by Gioia.

STAFF PRESENTATION

Director Wright said that the subject zoning map change is associated with the prior item that approved the General Plan Amendment. When the subdivision is brought before the Council, at that time the requirement for the lots to be 35,000 sq. ft.-plus will be addressed. Some of the letters of opposition were briefly reviewed and discussed, with only one individual appearing to remain in opposition.

PUBLIC HEARING OPEN

Applicant's Statement

There was no applicant's statement

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

PUBLIC HEARING CLOSED

Council Discussion

There was no further Council discussion.

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

Jim Bullard requested that the Town Limits sign be moved to the Steve Coury location; also, he mentioned the problem with the pavement and was assured by the Council that ADOT has been contacted and it will be taken care of.

13. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

14. **Manager/Staff Report**

Director Wright said that those who were able to attend the Out of Africa pre-opening enjoyed a very nice event; even in the heat there were some areas that felt cool. Tomorrow night there is the opportunity to hear about the Envirozeum, a wonderful opportunity; Camp Verde is changing in good ways and becoming a tourist destination point.

15. **Council Informational Reports**

Councilor Teague he also enjoyed himself at the Out of Africa opening, and had to promise his sons to take them this weekend. He thought it was pretty awesome.

Councilor Parrish also commented on the opening, a beautiful, hot day. He will be traveling to Tulsa in connection with his wife's bowling team meeting teams in Tulsa; Parrish had on display some material about Camp Verde that will be given as gifts to the team that his wife's team bowls against. He wanted everyone to be aware of what he was taking to Tulsa.

Councilor Kovacovich thanked Dean and Prayeri for a great addition to Camp Verde; it was a great tour there today.

Councilor Baker added her thanks to Dean and Prayeri for choosing Camp Verde; it will be a perfect fit. She reminded everyone that the Grand Opening will be this week, plus the Crawdad Festival is coming up next weekend; that should be two great weekends for Out of Africa, and an opportunity to do some advertising for them.

Mayor-elect Gioia attended the Mayors' meeting this morning; the main issue again was Highway 260. He reinforced the desires of Camp Verde and tempered it with the desires of the whole Verde Valley saying that we will work together in the Access Management Plan and come up with a safe road that works well for the entire Verde Valley and does not slight Camp Verde's needs. He also commented on the Out of Africa development being the greatest thing for Camp Verde and the Verde Valley, and he is proud that we have new neighbors.

16. **Adjournment**

On a motion by Teague, seconded by Kovacovich, the meeting was adjourned at 8:41 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 May, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 21 day of June, 2005

Deborah Barber
Deborah Barber, Town Clerk