

**MINUTES
SPECIAL SESSION
COUNCIL HEARS PLANNING & ZONING
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 29, 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.

2. **Roll Call**

Mayor Gioia, Vice Mayor Hauser, Councilors Baker, Smith, Kovacovich, Parrish and Parry were present.

Also Present: Town Manager Bill Lee, Housing Director Matt Morris, and Recording Secretary Margaret Harper. **Note:** Town Attorney Brad Woodford was present by speaker telephone during the meeting.

3. **Pledge of Allegiance**

The Pledge was led by Gioia.

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) November 15, 2006 – Regular Session
- 2) November 8, 2006 – Work Session

b) **Set Next Meeting, Date and Time:**

- 1) Regular Session – December 6, 2006 at 6:30 p.m.
- 2) Regular Session – December 13, 2006 at 6:30 p.m.
- 3) Regular Session – December 20, 2006 - **CANCELLED**
- 4) Council Hears P&Z – December 27, 2006 – **CANCELLED**
- 5) Regular Session – January 3, 2007 at 6:30 p.m.
- 6) Work/Special Council Hears P&Z – January 10, 2007 at 6:30 p.m.
- 7) Regular Session – January 17, 2007 at 6:30 p.m.
8. Council Hears P&Z – January 24, 2007 at 6:30 p.m.

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

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

Robert Johnson launched an attack on what he perceived as affronts from two of the Council members during recent meetings; Mayor Gioia advised him that personal attacks will not be tolerated.

6. **Discussion, consideration, and possible acceptance of the streets with Verde Cliffs subdivision into the Town's Street Maintenance System.**

On a motion by Parry, seconded by Gioia, the Council voted 4-3 to table acceptance of the streets with Verde Cliffs subdivision into the Town's Street Maintenance System until the numerous cracks and deficiencies are identified; with Smith, Baker and Kovacovich opposed.

Town Manager Lee reported that he had toured the area with the Town Engineer for a final review of the corrections that had been requested of the developer; Lee believes everything has been taken care of and recommends acceptance of the streets.

There were concerns stated by members regarding cracked sidewalks noted within the last two days that have not been corrected as claimed, or overlooked. **Joe Contadino**, the owner of

Universal Homes, explained that he believes that corrections that had been identified had been repaired as recently as today. He assured the Council that if there are further repairs required they will be taken care of, including problems caused by homeowners' landscaping projects. Contadino said that there is a warranty period of one year from the date of final acceptance by the Town Engineer, adding that, in any event, the developer would not just walk away leaving things in a damaged condition. Lee suggested that the roadways and sidewalks could be accepted at this time and that the Town would be protected by the warranty. After further discussion the majority of the Council preferred to defer acceptance until all of the numerous deficiencies are identified and corrected, rather than accept the project at this time based on a list of corrections to be made.

There was no public input.

7. **Discussion, consideration, and possible approval of Resolution 2006-714, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Amended Final Plat 2006-09 for the Preserve Subdivision adding a utility easement on Lot 1.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved Resolution 2006-714, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Amended Final Plat 2006-09 for the Preserve Subdivision adding a utility easement on Lot 1.

Matt Morris, representing the Community Development Director, explained that the application involves a previously-approved plat; it was found that the necessary easement for some utilities had not been provided for. The subject amendment will add the additional easement on the subject Lot 1. Morris confirmed that the easement will not affect adjacent property, and that it is a utility easement only.

PUBLIC INPUT

Jeremy Bach questioned whether a final plat that has been approved must come back before the Council if subsequent changes are made through development. Attorney Woodford said that only certain changes would require an amendment to the plat, generally those involving a change in lot lines, or changes in dedications.

There was no further public input.

8. **Discussion, consideration, and possible approval of SPR 2006-04, a site plan submitted by Edward Sawyer Jr., agent for CSK Auto, for a commercial development to be located on parcel 403-23-103X zoned C2-4 in Simonton Ranch PAD.**

On a motion by Gioia, seconded by Hauser, the Council voted unanimously to continue this item to the meeting next week.

STAFF PRESENTATION

Matt Morris, using transparencies for illustration, reviewed the details presented on the site plan, including its location in the Simonton Ranch development, square footage of the building and sales area, provisions for parking, landscaping, proposed buffer between the project and future residential development, curbs and gutters, and materials to be used on the building.

PUBLIC HEARING OPEN

Applicant's Statement

Ed Sawyer, architect, said that the plan was well received by the Planning & Zoning Commission, that CSK Auto wants to be a good neighbor wherever they build, and that the proposed landscaping theme will be carried along Finnie Flat as well for continuity around the site.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

There was no applicant's rebuttal required.

PUBLIC HEARING CLOSED

Council Discussion

The Council discussed the proposed design of the building, the goal of being in keeping with the themes wanted by the community, the support from Scott Simonton in that regard, and offered suggestions to Mr. Sawyer for some changes to his design. The suggested changes were discussed in detail with Mr. Sawyer, together with the plans for using building materials and landscaping to conform to the plans for the Simonton Ranch development. Mr. Sawyer expressed his understanding of the importance of the project setting the tone for other future commercial buildings. After further discussion with the members, Mr. Sawyer agreed that he would work on addressing some of their concerns, as well as attempt to incorporate design suggestions from the Council, and would be prepared to present a revised site plan for review at the next Council meeting.

8a. DISCUSSION, CONSIDERATION, AND POSSIBLE DIRECTION TO STAFF REGARDING PROPOSED PROJECTS THAT ARE SUBJECT TO THE DESIGN REVIEW PROCESS IN THE EVENT THAT THE DESIGN REVIEW BOARD IS NOT ESTABLISHED BY DECEMBER 4, 2006 WHEN THE DESIGN REVIEW ORDINANCE BECOMES EFFECTIVE.

Staff was directed as follows: First, if possible, the project will be delayed until there is a seated Design Review Board; second, if there is a need to address something expediently Matt Morris will handle it.

Matt Morris reported on the efforts to solicit applicants for the Design Review Board who are qualified to represent the desired categories; four individuals have applied to date, and there are others who have expressed interest. In the interim between the effective date of the ordinance on December 4th and the actual seating of qualified members of the Board, Morris proposed four options: (1), have applicants for design review of their proposed projects wait until a Board is in place; (2), temporarily assign the duties of design review to the Planning & Zoning Commission, which would have to be done through adoption of an ordinance; (3), temporarily appoint staff to handle design review; and (4), in the meantime, grant a waiver for applications that come in; that is, continue as before when there was no design review ordinance in effect.

The Council briefly discussed the recruitment of members for the Board and the probability that there would be no Board in place before January. It was suggested that Matt Morris be temporarily appointed if possible. Morris pointed out that the ordinance provides for appointment of the Community Development Director, and that was his suggestion. Attorney Woodford agreed with the opinion of Attorney Sims that the Planning & Zoning Commission would be the obvious choice under the ordinance; that staff is allowed to do design review under the ordinance, but just not for major projects. After further discussion it was agreed that it would be better to delay some projects until a Board is seated, but in case of an emergency Matt Morris could handle the design review in the interim. Mayor Gioia added that Morris was suggested in place of the Community Development Director because of his past work and experience on development of the Design Review Ordinance.

There was no public input.

9. Discussion, consideration, and possible direction to staff regarding possible Development Agreement with Griffith Enterprises. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(3) for discussion or consultation for legal advice with the attorney and (A)(4) for discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding

contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

On a motion by Gioia, seconded by Parry, the Council voted unanimously to go into Executive Session.

There was no action taken.

Prior to going into Executive Session, the Council agreed to first address the remaining items on the Agenda.

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

Robert Johnson expressed his opinion on the water availability for the proposed trees on the Simonton Ranch subdivision.

There was no further public input.

11. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

12. **Manager/Staff Report**

Lee reminded everyone about the Parade of Lights scheduled for this coming Saturday.

13. **Council Informational Reports**

Baker said that December 9th is the date set for celebrating the Town's 20 years of incorporation Anniversary, combined with the Merchants' celebration on the 9th and 10th. The Anniversary event will be held from 11:00 a.m. to approximately 3:00 p.m. at Wingfield Plaza; past and present Council members will be invited, as well as all the public. Baker also described what the merchants are planning for their promotion that begins at 9:00 a.m. on December 9th.

Parry reported that he had happened upon a session of Grasshopper Basketball, and described how entertaining it was to watch the children. Parry added that it would be a great thing to be able to use the elementary school gym and suggested talking to the new Schools Superintendent.

Parrish pointed to the bottles of water purchased by staff from Costco as a poor example when it comes to urging the community to shop in Camp Verde.

Hauser reported that football season has ended and wrestling and basketball are starting; she commented on the accomplishments and awards earned, adding that the football team had its best season in 20 years. Hauser reminded the members of the Christmas shopping to be done for the seven members of their adopted family; it was agreed that those available would meet at Alco on Friday at 3:00 p.m. Attorney Woodford confirmed that since no formal action would be taken, it would not be a violation of the Open Meeting Law.

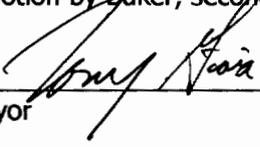
Gioia commended Baker on the work she has done with staff on the upcoming Anniversary event; he added that he has a meeting scheduled with the Schools Superintendent regarding several issues, and intends to also discuss the possibility of using school facilities for the Town's needs for recreational activities. Gioia said that the Verde Lakes Water Company Board is receptive to the idea of holding the Town's water portfolio; that item will be brought for Council approval, possibly in January.

A recess was called at 8:04 to go into Executive Session.

The meeting was called back to order at 8:24 p.m.

14. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 8:25 p.m.



Tony Gioia, Mayor

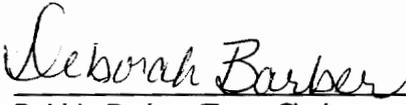


Margaret Harper, Recording Secretary

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 Special Session of the Town Council of Camp Verde, Arizona, held on the 29th day of November 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of December, 2006.



Debbie Barber, Town Clerk