

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 26, 2005
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.

2. **Roll Call**

Mayor Gioia, Vice-Mayor Baker, Councilors Smith, Hauser, Kovacovich, and Parrish were present; Councilor Teague was absent.

Also Present: Community Development Director Wright, Sr. Planner Nancy Buckel, Special Projects Administrator Wendy Escoffier, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Smith.

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) October 18, 2005 – Special Session

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

1) Special Session – October 27, 2005 at 6:00 p.m.

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

3) Work Session – November 9, 2005 at 6:30 p.m.

4) Regular Session/Council Hears P&Z – November 16, 2005 at 6:30 p.m.

5) Council Hears P&Z – November 23, 2005 at 6:30 p.m. – **CANCELLED**

c) **Possible recommendation of approval for a Special Event Liquor License application by the American Legion #93 Auxiliary for Saturday, December 31, 2005.**

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

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

There was no public input.

6. **Possible approval of Resolution 2005-665, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing the submission of an application for USDA Forest Service Rural Development Section 523 Self-Help Housing Technical Assistance Pre-Development Grant and Authorize all actions necessary to implement and complete the activities as outlined in said application.**

On a motion by Baker, seconded by Gioia, the Council unanimously approved Resolution 2005-665, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing the submission of an application for USDA Forest Service Rural Development Section 523 Self-Help Housing Technical Assistance Pre-Development Grant and Authorize all actions necessary to implement and complete the activities as outlined in said application.

Special Projects Administrator Wendy Escoffier reviewed the background of preparing the subject application which is the first step in beginning the self-help housing program grant. Escoffier

explained that this pre-development grant of \$10,000 will aid in putting the main grant application together, but is no guarantee that the full grant will be awarded.

The Council commended Escoffier for her thoroughness and the excellent work she is doing on the project, and discussed with Escoffier the document she had presented, requesting clarification of some of the information listed, including estimated costs to the Town.

PUBLIC INPUT

Robert Johnson, Camp Verde, expressed his concern about using taxpayers' money for projects, and his opinion that property taxes are too high already.

There was no further public input.

7. **Discussion, consideration, and possible approval of Resolution 2005-661, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-08 for the purpose of developing Homestead Subdivision within Simonton Ranch Master Planned Community on a portion of parcel 403-23-010Z consisting of approximately 36.2 acres and 52 lots with the minimum lot size being 18,000 square feet. The site is located off Finnie Flat Road behind Outpost Mall and will be accessed by a new roadway.**

On a motion by Baker, seconded by Smith, the Council unanimously approved Resolution 2005-661, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-08 for the purpose of developing Homestead Subdivision within Simonton Ranch Master Planned Community on a portion of parcel 403-23-010Z consisting of approximately 36.2 acres and 52 lots with the minimum lot size being 18,000 square feet; this resolution will include the following changes: Under No. 1, a 4-foot sidewalk changed to a 6-foot sidewalk on the west side of the roadway; under No. 2, one 6-foot asphalt walkway on one side of the road, with parking on the other side of the road; also, upon approval of the final plat the inclusion of impact fees if they are approved at that time; a review of unused water rights to be transferred to the Town of Camp Verde; and research on an emergency exit from the subdivision.

STAFF PRESENTATION

Community Development Director Wright explained that the subject Preliminary Plat is for the first phase of the old Homestead development as part of the Simonton Ranch Master Planned Community. The applicant's presentation will show the phases planned for the total project; colored copies have been provided to illustrate how The Homestead portion fits into that project. Director Wright reviewed the background of the Council discussing and approving the PAD some months ago. The densities, roadways and sidewalks that were discussed at that time have all been provided for in the development plan. Since there will only be one entrance into the development, the applicant is proposing a large roadway that addresses the concern of the Street Department. Discussions at the well-attended pre-development meeting covered several issues, including drainage and use of water rights for landscaping. The Planning & Zoning Commission unanimously recommended approval of the plan as presented.

PUBLIC HEARING OPEN

Applicant's Statement

Thomas Ryan, of Casa Verde Consultants, the engineers and planners for The Homestead, with projected slides for illustration presented the graphics to back up the overview supplied by Director Wright. Mr. Ryan described the planned rural design for the subdivision accomplished through the lot sizes, roads without curbs, gutters and sidewalks, and densities, and provisions for pedestrian access ways; he also described how drainage issues have been addressed and engineered. Director Wright commented on the planned pedestrian walkways throughout the development as well as trails that had been discussed and that Council should consider as part of the effort to establish connectivity of all the subdivisions within the community. The Council

commenced a general discussion with Mr. Ryan, with input from Director Wright, covering further clarification of the plans for the entrance road, flood control concerns, water rights, street names, the possibility of providing an emergency exit, impact fees, on-street parking, widths of sidewalks for commercial and residential, retention of native vegetation, and measures to satisfy ADEQ requirements re storm water prevention plans.

COMMENT FROM OTHER PERSONS

Robert Johnson, of Camp Verde, complained about what he perceived as a lack of information available so that the public could understand what was being discussed. There was a response from Council regarding how the information could be obtained. After other individuals had spoken, Mr. Johnson then requested to be shown where the washes are located on the plat and there was further discussion with him by the Council.

John Reddell, Camp Verde, explained how water rights that are owned by the Verde Ditch are allocated to the properties along the Ditch; the Council commenced a discussion with Mr. Reddell regarding water rights and ownership of a bridge located on the development along the channel drainage.

Rick Tackitt, Camp Verde Water System, said that widening of the sidewalk would take some re-engineering of the water line in that location.

There was no further public input.

APPLICANT'S REBUTTAL

There was no rebuttal.

PUBLIC HEARING CLOSED

Council Discussion

There was no further Council discussion, other than reviewing points to be covered in taking action on the application.

8. **Discussion, consideration, and possible approval of Resolution 2005-662, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-09 for the purpose of developing Silverado Subdivision within Simonton Ranch Master Planned Community on parcel 403-23-008U and a portion of parcel 403-23-010Z consisting of approximately 62.9 acres and 252 lots with the minimum lot size being 5,000 square feet. The site is located off Finnie Flat Road accessed by a new roadway.**

On a motion by Baker, seconded by Kovacovich, the Council by a 6-1 vote approved Resolution 2005-662, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-09 for the purpose of developing Silverado Subdivision within Simonton Ranch Master Planned Community on parcel 403-23-008U and a portion of parcel 403-23-010Z consisting of approximately 62.9 acres and 252 lots with the minimum lot size being 5,000 square feet; with the following exceptions: To also include the transfer of any unused water rights to the Town of Camp Verde, and impact fees if approved before final plat approval; also, upon staff's review of the recording on the original PAD, if 6-foot was agreed to, the 6-foot sidewalk will remain for this subdivision; **with a 'no' vote by Hauser.**

STAFF PRESENTATION

Director Wright said that the Preliminary Plat now before the Council is part of the Simonton Ranch PAD that was approved previously and consists of 252 lots on approximately 65 acres with densities of about 4 units per acre. Director Wright also described the provisions for accesses to the development, the lot sizes and planned sidewalks and roads. The Planning & Zoning Commission has recommended approval of the Preliminary Plat as designed.

PUBLIC HEARING OPEN

Applicant's Statement

Alan Willis, of Haven Homes, made a Power Point presentation, pointing out and describing the planned two house product types, the lot sizes, setbacks, and the amenities that will be provided consisting of a clubhouse, swimming pool, tennis and basketball courts for homeowners in both developments. The Council then discussed with Mr. Willis, with input from Mr. Ryan, Director Wright and Scott Simonton, several of the issues addressed in the preceding item, including street names, water rights, flood control engineering, emergency access, impact fees, planned sewage measures, on-street parking, and width of sidewalks.

COMMENT FROM OTHER PERSONS

Luke Rose, Camp Verde, said he left Scottsdale because of the crowded conditions, and he believes a development of this type is not what Camp Verde is all about; this is not what Camp Verde has been promoting for years, and does not reflect Camp Verde.

APPLICANT'S REBUTTAL

There was no rebuttal.

PUBLIC HEARING CLOSED

Council Discussion

There was comment from the Council explaining that when people want to move here, homes must be provided for them; there was a brief further opinion on the issue from Mr. Rose. The Council discussion briefly addressed the problem of trade-offs in lifestyles in trying to meet the need for affordable housing. There was also some discussion regarding a traffic study, and a review of points to be considered in a motion for action on this item.

A recess was called at 8:35 p.m.; the meeting was called back to order at 8:44 p.m.

9. **Discussion, consideration, and possible approval of Resolution 2005-660, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-07 for the purpose of developing a commercial subdivision on parcels 404-02-024Q and 404-02-024N consisting of approximately 21.48 acres and 28 lots. The location of the project is off Howards Road.**

On a motion by Gioia, seconded by Smith, the Council unanimously approved Resolution 2005-660, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2005-07 for the purpose of developing a commercial subdivision on parcels 404-02-024Q and 404-02-024N consisting of approximately 18-plus acres and 28 lots, with stipulations of: 6-foot sidewalk, the buildings will be subject to commercial design review, block wall buffer will be erected buffering all residential-used properties, and granting the exception for 50-foot width of road.

STAFF PRESENTATION

Director Wright advised the Council that the acreage indicated should be corrected to reflect approximately 18-plus acres for the total subdivision consisting of 28 lots. He described the development as a C-3 light industrial commercial subdivision being proposed, and explained the recent re-zoning along Howards Road to correct some existing dual zoning. Director Wright pointed out exceptions to be considered in connection with the roadway and sidewalks, and the height and screening abutting residential use. The Planning & Zoning has recommended approval, with stipulations regarding the exceptions and road construction.

PUBLIC HEARING OPEN

Applicant's Statement

Rob Witt, representing Northeast Industries Commercial Park, described the planning for the proposed commercial park and the need for such a development to create and bring in good jobs. Mr. Witt's presentation with visuals included the projection of a Town map to point out the

location of the proposed development; he stated that all of the concerns of the agencies have been addressed, including drainage provisions which he described in detail. Mr. Witt also reviewed planned trails and a small park in compliance with the General Plan and raised the issue of public use and assuming liability, which he believes will need to be resolved. The Council agreed with Mr. Witt regarding the need to resolve the liability issue, and discussed with Mr. Witt the responsibility for maintenance of the small park, the location of trails, the types of businesses anticipated, and water and sewer services.

COMMENT FROM OTHER PERSONS

Rick Tackitt, President of the Diamond Creek North HOA, expressed their concerns about protecting their subdivision and wanted assurance that promises made by the developer during meetings with the homeowners would be kept regarding screening, height restrictions and work that will be done in connection with flood control and drainage.

Jim Bullard, commented on a reference made by Mr. Witt to a trails system in the wealthy Palos Verdes development in California, suggesting it was hardly a fair comparison.

Ron Detherage, Camp Verde, pointed out where his lot is located and asked about the planned height restrictions and buffer zone for the Diamond Creek side of the development, and said he felt that all residences should be given the same consideration, not just Diamond Creek.

The Council discussed that issue with Mr. Detherage and with input from Rob Witt. Mr. Detherage also brought up a drainage issue for the Council to consider, and Mr. Witt explained that there will be engineering designed to correct that drainage. There was further Council discussion with Mr. Detherage and Mr. Witt in connection with buffering and height restrictions.

There was no further public input.

APPLICANT'S REBUTTAL

There was no rebuttal.

PUBLIC HEARING CLOSED

Council Discussion

The Council further discussed with Mr. Witt the issues of buffering for all residential properties, drainage engineering, trails and public liability, responsibility for maintenance of the planned park, sidewalks, and design review.

10. **Discussion, consideration, and possible approval of Resolution 2005-664, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-06 that amends the Land Use Map of the General Plan for parcels 403-21-010A, 403-21-010L, 403-21-200 and a portion of 403-21-012 from Rural Residential to High Density Residential and Open Space. This amendment is to accommodate a commercial development and town homes.**

On a motion by Baker, seconded by Parrish, the Council by a 6-1 vote approved Resolution 2005-664, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-06 that amends the Land Use Map of the General Plan for parcels 403-21-010A, 403-21-010L, 403-21-200 and a portion of 403-21-012 from Rural Residential to High Density Residential and Open Space. This amendment is to accommodate a commercial development and town homes; **with a 'no' vote by Hauser.**

STAFF PRESENTATION

Director Wright described the planned proposal for the commercial development and town homes as shown on a conceptual design to illustrate what is generally planned if the General Plan Amendment is approved. The Planning & Zoning Commission has recommended approval, with

stipulations regarding water and sewer services, by a 4-0 vote with one member abstaining. Resolution of flood plain issues and circulation still will need to be addressed.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald, with Heritage Land Survey Mapping, said that the subject property is bounded on the north by three independently-owned parcels, and to the southwest by the Rio Verde Vista subdivision consisting of 119 0.14-acre lots and on the east by the Verde River. Mr. McDonald reviewed the improvements and home sites depicted on the conceptual drawing, copies of which had been distributed to the members. He added that the owners feel the development would be the ideal use of the property and would have a positive impact on the Town. There was a brief discussion with the Council regarding the floodway plain.

COMMENT FROM OTHER PERSONS

Jim Bullard expressed his opinion that the development is just what Camp Verde needs.

Luke Rose spoke in opposition to the proposal, objecting to the planned density, and complaining that the property is already being cleared and leveled. He also expressed concern over the possible impact on the Verde River from the runoff affected by the activities.

John Reddell said that the property is totally below the Ditch, and the development is something that would be a good use for the property, would not be damaging anything, and the sewer goes right up to the property.

APPLICANT'S REBUTTAL

Dugan McDonald expressed his shock at anyone objecting to the project, adding that it is a much needed facility for the Town to enjoy.

PUBLIC HEARING CLOSED

Council Discussion

The Council discussion reflected general support for the project, including the subject of the grading work being done through a permit, and the issues of trails and open space.

FURTHER PUBLIC INPUT

Luke Rose made additional comments protesting the bulldozing activities long before this meeting and questioning what is going on.

Bill Miller explained the work he had done in removing the trees and bushes, and said that the County Flood Control has been at the site; everything is at least one foot higher than what the County specifies.

Dugan McDonald added that the property owners intend to follow the basic shape of the development shown on the conceptual drawing.

There was no further public input.

There was additional Council discussion regarding the issues of sewer and trails.

11. **Discussion, consideration, and possible approval of Ordinance 2005-A318, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcels 403-21-010A, 403-21-010L, 403-21-200 and 403-21-012 consisting of approximately 15.77 acres from R1-70 to C2, R2 and OS. This rezoning is to allow for a commercial development and 20 town homes. This property is located on the east side of SR 260 and accessed by Dickison Circle.**

On a motion by Smith , seconded by Parrish, the Council unanimously approved Ordinance 2005-A318, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcels 403-21-010A, 403-21-010L, 403-21-200 and 403-21-012 consisting of approximately 15.77 acres from R1-70 to C2, R2 and OS.; this rezoning is to allow for a commercial development and 20 town homes; with the following stipulations, that this property be annexed by the Camp Verde Fire District; that if impact fees apply they will be paid by the developer; the development will be subject to commercial design review; and that there be hookup to the Town sewer as early as possible, with the possible temporary option of a vault-and-haul system.

STAFF PRESENTATION

Director Wright explained that this item is a follow-up to the one just discussed, with the rezoning to allow the concept to occur that was presented. The locations of the different zoning uses will be stipulated as presented in terms of the amount of acreage that will be used for the type of the proposed development. The Planning & Zoning Commission has recommended approval of the request.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald pointed out that most of the items have already been reviewed during the General Plan Amendment portion, and added that in his experience the proposed development is one of the most attractive plans he has ever had the opportunity to work on, very worthwhile and something that the general public can utilize.

COMMENT FROM OTHER PERSONS

Luke Rose said that he believes the plan exceeds the carrying capacity of that land; it is nice, but the density is a bit much.

John Reddell said that the development is a good use of the land and will benefit people, and is something the owner wants for his own family to live here.

There was no further public input.

APPLICANT'S REBUTTAL

Dugan McDonald said that the portion of the ground that will carry the 20 homes is approximately six acres and should not be a crowded situation.

PUBLIC HEARING CLOSED

Council Discussion

The Council confirmed that the six acres includes the pasture, and discussed with Mr. McDonald further details regarding the residential and commercial portions, access to Hwy 260, use of a backage road, annexation to the Fire District, water and sewer services, impact fees and commercial design review.

12. **Discussion, consideration, and possible approval of Ordinance 2005-A317, 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.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously adopted Ordinance 2005-A317, 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.

STAFF PRESENTATION

Sr. Planner Buckel explained that the proposed Ordinance is the result of meeting that was held with FEMA, ADWR, Yavapai County Flood Control; it was found that the Town is basically non-compliant with current Federal guidelines. The original resolution was passed in 1988 and subsequently never updated. Newer FEMA maps have been adopted; Yavapai County has revised their Flood Control Manual. Those subsequent revisions were not provided for in the original resolution. The proposed Ordinance is intended to remedy the Town's current status of non-compliance and will allow the adoption of future revisions to Federal regulations and FEMA maps. The Town Attorney has reviewed and approved the Ordinance.

There was no public input.

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

There was no public input.

14. Advanced Approvals of Town Expenditures

There were no advanced approvals.

15. Manager/Staff Report

There was no Manager/Staff report.

16. Council Informational Reports

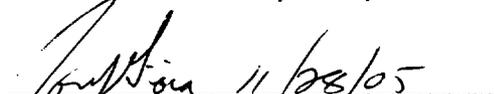
Councilor Smith announced that he was participating as the Grim Reaper in the Town Haunted House, saying it was fun and encouraging others to volunteer and have fun also.

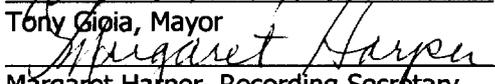
Councilor Hauser displayed a plaque that was presented to the Town from the Discovery Connection, the After School Program; the Town partners with them for various projects. Hauser added that the group is being displaced and in addition to needing another location has a huge "wish list" for smaller items that Hauser briefly reviewed.

Mayor Gioia requested that Director Wright relay directions from Council to the Town Manager to try to find some facilities for the After School Program to use, and in connection with that search, for the Town Manager to respond to Council through memo and not to follow through on any of his ideas until Council has a chance to review them.

17. Adjournment

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 10:49 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 26th day of October, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7 day of December, 2005



Deborah Barber, Town Clerk