MINUTES
COUNCIL HEARS PLANNING & ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, MAY 28, 2014 at 6:30 P.M.

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**
Mayor German called the meeting to order at 6:30 pm.

2. **Roll Call**
Mayor Charles German, Vice Mayor Jackie Baker and Councilors Bruce George, Jessie Jones, and Robin Whatley, Carol German and Brad Gordon were present.

Also Present
Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
Councilor George led the pledge.

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) Regular Session – May 7, 2014
   b) **Set Next Meeting, Date and Time:**
      1) June 4, 2014 at 6:30 p.m. – Regular Session
      2) June 11, 2014 at 5:30 p.m. – Work Session
      3) June 18, 2014 at 6:30 p.m. – Regular Session
      4) June 25, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters
   c) **Possible approval of JPA/IGA 10-227-I, Amendment 1 for the construction of sidewalks on the north and south sides of SR 260, providing pedestrian walkways from Cliffs Parkway to Main Street. This amendment pertains to the design and construction of the two segments along SR 260, a 6-ft wide sidewalk on the north side of SR 260 from Cliffs Parkway to Main Street and the other on the south side of SR 260 from 7th Street east to Main Street.** Staff Resource: Ron Long
   d) **Possible approval of JPA/IGA 14-0041117-I, Main Street, Finnie Flat Rd and Montezuma Castle Highway Intersection (tri-intersection) improvement design,** Staff Resource: Ron Long

   On a Motion by George seconded by Baker Council voted unanimously to approve the consent agenda.

5. **Special Announcements and presentations:** - There were no announcements or presentations.

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

None

7. **Public Hearing followed by, discussion, consideration, and possible approval of Resolution 2014-916, a resolution of the Common Council of the Town of Camp Verde, Arizona, Yavapai County on Use Permit 20140078, an application submitted by Gary & Jacque Tulin, owners of Zane Grey RV Park located on parcels 404-13-006A, 8.35 acres and 404-13-006B, 16.22 acres for a total of 24.57 acres, The following proposed uses are for both parcels as 93 RV spaces, 50 RV storage spaces, office restrooms/showers/laundry in one building, laundry/utility in another building, recreation area with Ramada, 12 Park Model Units, spa, and 5 storage sheds. Use Permit with no time limit. This property is**

located at 4500 E. State Route 260. Staff Resource: Mike Jenkins

On a motion by Gordon, seconded by George, council voted unanimously to approve Resolution 2014-916, a resolution of the Common Council of the Town of Camp Verde, Arizona, Yavapai County on Use Permit 20140078, an application submitted by Gary & Jacque Tulin, owners of Zany Grey RV Park located on parcels 404-13-006A, 8.35 acres and 404-13-006B, 16.22 acres for a total of 24.57 acres, The following proposed uses are for both parcels as 93 RV spaces, 50 RV storage spaces, office restrooms/showers/laundry in one building, laundry/utility in another building, recreation area with Ramada, 12 Park Model Units, spa, and 5 storage sheds. Use Permit with no time limit. This property is located at 4500 E. State Route 260

- **Call for STAFF PRESENTATION**
  Jenna Owens gave a brief overview of the history of the current use permit and referred to the staff report which is attached and becomes a permanent part of the record.
- **Declare PUBLIC HEARING OPEN**
  Leah Donkersley inquired if the property was in the flood plain or flood way, if additional septic would need to be added for the additional spaces and proposed laundry facility, and if the property would need to be raised higher when the additional spaces are constructed.
  Jenkins indicated that the property is located in both the flood way and flood fringe and any and all work completed would have to pass compliance and the permitting process with both Yavapai County Flood Control and the Town of Camp Verde.
- **Declare PUBLIC HEARING CLOSED**

- **Call for COUNCIL DISCUSSION**

  Councilor German clarified that any construction is still subject to the permit process with the Town and Yavapai County Flood Control and thanked Leah Donkersley for addressing Council with valid points pertaining to the matter.

8. **Public Hearing, followed by discussion, consideration and possible approval of Resolution 2014-919, a resolution of the common Council of the Town of Camp Verde, Arizona, Yavapai County, on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on the following parcels 403-17-006K, , 64.75 acres and 403-18-001H, 2.43 acres and 403-18-107C, 4.94 acres for a total of 72.12 acres. The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental Overnight retreats, group activities which would include: weddings, family gatherings, group picnics, equestrian events, charitable and civic events, ice skating rink and mobile western town located at 2025 W. Reservation Loop Rd. Meeting facility with kitchen & outdoor assembly area located at 1879 W. Cimarron Dr.** Staff Resource: Mike Jenkins

On a motion by German, seconded by Baker, Council unanimously moved to approve Resolution 2014-919, a resolution of the common Council of the Town of Camp Verde, Arizona, Yavapai County, on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on the following parcels 403-17-006K, , 64.75 acres and 403-18-001H, 2.43 acres and 403-18-107C, 4.94 acres for a total of 72.12 acres. The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental Overnight retreats, group activities which would include: weddings, family gatherings, group picnics, equestrian events, charitable and civic events, ice skating rink and mobile western town located at 2025 W. Reservation Loop Rd. Meeting facility with kitchen & outdoor assembly area located at 1879 W. Cimarron Dr. Including the amended verbiage of "300 or more" with reference to the stipulations written with the Use Permit.

- **Call for STAFF PRESENTATION**

Jenkins provided a brief overview of the current use permit and referred to maps and information provided in the staff report which is attached and becomes a permanent part of the record.

- **Declare PUBLIC HEARING OPEN**

  Bill Moore, representative from the Jack Pot ranch explained to Council that the new use permit would include large events pertaining to weddings and the ability to host charitable events that would benefit the community as a whole. The mobile western town request is subject to Yavapai County Flood approval before construction and use could take place. The octagon building is also subject to the permitting process as well and if constructed will have an approximate capacity of 100 people.

  Scott Canty, Yavapai-Apache Nation Attorney General stated that as of this time a permit with the tribe to conduct horseback rides on tribal property has been denied by the Tribal Council, but they are willing to include verbiage in the use permit that would allow the opportunity in the future if agreed upon. The helicopter landing pad is also objected to due to the close proximity of residences. The Yavapai-Apache Nation has no other objections to the use permit requested.

  Buck Buchanan stated his support for the use permit and commends the Jackpot Ranch for their stewardship toward the community.

  Jody Filardo, representative from Verde Valley Leadership Program, a non-profit organization informed Council of how the program has benefited from the generosity of the Jackpot Ranch and also supported the approval of the use permit.

  B.J. Davis, Chairman of the Planning and Zoning Commission indicated his support of the approval for the use permit and stated he felt the type of events the Jackpot Ranch would be able to host are events that bring people into Camp Verde who otherwise would never visit the area. Davis commended the Jackpot Ranch for how well they worked in conjunction with the Town and the community requests for changing their original request. Davis indicated the Town has never received a negative comment regarding past events the Jackpot Ranch has held and feels they deserve the opportunity to host larger events.

  Deb Alenbaugh stated her appreciated to the Planning and Zoning Department for their help throughout the entire permit process.

- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

  Councilor Gordon requested the helicopter pad be removed from the map provided in the staff report.

  Mayor German clarified that the horse rides would occur on the property and not tribal property without prior consent of the Yavapai-Apache Nation.

  Councilor German indicated her approval for the additional parking to accommodate larger events.

9. **Call to the Public for items not on the agenda**

None

10. **Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.

Councilor George attended the Verde Valley Transportation Organization meeting and reported that the plans for

S.R. 260 are 60% completed at this time, the I-17 construction is completed and NACOG reported that the ADOT is running out of money, therefore our street projects are in danger of losing funding

Councilor Gordon reported that he bought his wife tickets to the Out of Africa Zip line and she thoroughly enjoyed it. The price for admission has dropped and he recommended Council members support the local company by experiencing the Zip line as well.

11. **Manager/Staff Report** Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

Jenna Owens thanked the Mayor and Council members for their thorough research and participation on the agenda discussed.

12. **Adjournment**

The meeting adjourned at 7:55 pm.

Charles German

Charles German, Mayor

Virginia Jones for Marie Moore

Marie Moore, 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/Work Session of the Town Council of Camp Verde, Arizona, held on May 28, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of June, 2014.

Deborah Barber

Deborah Barber, Town Clerk