DRAFT MINUTES
WORK SESSION
MAYOR AND COMMON COUNCIL
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
WEDNESDAY, APRIL 13, 2016 at 5:30 p.m.

1. **Call to Order**
Mayor Charlie German called the meeting to order at 5:30 pm.

2. **Roll Call**
Mayor Charlie German, Vice Mayor Bruce George, Councilors Jackie Baker, Carol German, Jessie Murdock and Robin Whatley. Councilor Brad Gordon absent.

Also present: Town Clerk Virginia Jones, Economic Development Director Steve Ayers, Administrative Assistant Julie Scott, Library Programs & Outreach Representative Sebra Choe and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
Mayor Charlie German led the pledge.

4. **Presentation and possible direction to staff as it relates to affordable housing solutions to include but not limited to; building code requirements, zoning issues and other challenges.** Staff Resource: Steve Ayers and Sebra Choe

Economic Development Director Steve Ayres explained that the genesis of this agenda presentation is due to the lack of a rental housing market in Camp Verde. Steve Ayers presented Council with a Power Point presentation, which is attached to the record. Steve Ayers explained to Council that after thoroughly researching the area real estate agencies, it was determined that there is a currently a large waiting list for rental properties in the town and surrounding areas as well. Steve Ayers indicated that he would like to explore options that other towns allow, in order to increase housing options in Camp Verde.

Library Programs & Outreach Representative Sebra Choe addressed Council with information regarding her history with the Town of Camp Verde for the past 7 years and her current employment with the Town. Sebra Choe explained her current living situation as a single individual with a small income, which limits her financial ability while considering her living expenses. Sebra Choe explained she is an educated individual with a desire to live well and enjoy her life outdoors, and rather than devoting the majority of her income to a large home. Sebra Choe also gave numerous examples of other individuals in her situation that are in need of reasonably priced small housing and explained if such housing opportunities existed, people could enjoy living in Camp Verde due to all the amenities the Town has to offer. With the Power Point presentation, Sebra Choe asked Council to consider the benefits in allowing small-wheeled housing, recreation vehicle park models accessory dwelling units, independent residence detached from single-family homes, tiny house villages, stand-alone tiny houses with a determined square footage as long-term residential options for the Town of Camp Verde. Sebra Choe also indicated that Accessory Dwelling Units are allowed in the City of Sedona. Sebra Choe expressed that this is a new idea for many municipalities and research would need to be conducted by Town staff to fit the needs of the Town of Camp Verde, but regardless, the options provided are all viable for single individuals, senior citizens, high school graduates and even small families.

Ron Posten, member of the public, indicated that Prescott Valley currently allows similar housing situations, and there is a site that sells such options. Munds Park provides and allows small housing. Another option that Ron Posten suggested would be to allow small plot lots that were very common in the 30s and 40s and suggested the Town find land suitable with utilities and zone it accordingly.

Steve Goetting, member of the public, spoke of increased poverty levels and low wages and encouraged

the Planning & Zoning Department to look further into the options that are sensible and affordable for the area. Steve Goetting also suggested the Council consider bringing back the Housing Commission.

Mayor Charlie German acknowledged that the millennial generation would rather spend money on life experiences rather than on large housing and agreed that the Town of Camp Verde should consider the point.

Councilor Jessie Murdock questioned the current supply and demand as well as availability of current sub-division housing. Steve Ayers explained that there are currently three subdivisions potentially coming to the area but will provide larger homes on lots ranging from 5000 sq. ft. to approx. 1 ½ acres. Councilor Jessie Murdock questioned what the value of the small housing options presented would be over a long period and expressed her concern about the condition they would maintain, expressing that she would not want to see the Town left with dilapidated housing in five to ten years because the housing is not meant to be long-term. Councilor Jessie Murdock indicated her support of the idea with proper steps taken to assure such an issue would not occur.

Councilor Carol German commended the wonderful presentation given and acknowledged that codes would need to be changed to accommodate the idea to make such a thing possible. Councilor Carol German expressed her support of reinstating the housing commission and understands that there could be resistance from surrounding property owners if property values were decreased in their neighborhood Councilor Carol German acknowledged the current trend of small housing and indicated that high density/high quality housing is an idea to consider for the Town.

Councilor Jackie Baker questioned how Sedona went about changes in zoning to accommodate accessory dwelling units. Councilor Jackie Baker also recognized the housing issue in the Town of Camp Verde and encouraged pursuing the matter more thoroughly.

Vice Mayor Bruce George agreed with Councilor Murdock's point of view and questioned what would happen to surrounding property values if such housing was considered for the Town. Vice Mayor George also indicated he would like more information as to how the City of Sedona handled the situation and agreed the idea should be pursued.

Councilor Robin Whatley indicated that the requirement for a down payment makes it difficult for people to buy homes that are for sale in the area and acquiesced to the lack of housing options in the Town of Camp Verde. Councilor Robin Whatley expressed her consent for staff to retrieve more information for Council to consider on the small housing options.

Economic Development Director, Steve Ayers indicated that he would compile a list of pros and cons for the options presented for Council to consider.

Council directed staff to move forward with obtaining more information for their consideration of small housing within the Town of Camp Verde.

5. **Discussion regarding proper protocol and future action regarding items on the agenda, to include but not limited to Roberts Rules of Order, Open Meeting Law and Council Code of Conduct.** Staff Resource: Russ Martin

Town Clerk Virginia Jones briefly spoke about proper protocol during Council meetings and indicated that when in doubt, leave it out and expressed that if a Council member feels an individual is going to far, it is necessary to call for Point of Order. Council acknowledged and agreed with the Town Clerk. Mayor Charlie German explained that if an issue arises, the matter should be dealt with immediately.

6. **Discussion and possible direction to staff regarding business license applications, including application requirements, enforcement and penalties.** Staff Resource: Virginia Jones

Town Clerk Virginia Jones explained that the current Town Code indicates anyone conducting business with in the Town limits is required to have a business licenses. As of this time and in years past, the Code has not been enforced upon professional groups. Town Clerk Virginia Jones requested clarification that Council truly intends all business' to have a license or if they would like to amend the Code.

Vice Mayor, Bruce George, suggested staff find out how other municipalities handle similar situations. Councilor Robin Whatley indicated that all businesses should be required to obtain a license as the Code states, regardless of the operation.

Town Clerk, Virginia Jones, explained to Council that every business license is entered into the Marshal Office's database and, therefore, in case of an emergency, professionals are able to contact the business owners.

Councilor Jackie Baker stated that if the code currently states all businesses are required a license, the code should be enforced.

Mayor Charlie German expressed that having a license creates a level of trust within the community and indicated that charities should be registered as well, while they do not necessarily need to pay for a license, rather it would be a way for the Town to know who is raising funds in community and decreases the chance of fraud.

Administrative Assistant Julie Scott explained to Council that several businesses in the area are unaware of the requirement to have a license and just assume they can rent a space and start selling a product or providing a service.

Councilor Carol German questioned if a new business is required to start with Planning & Zoning to ensure proper zoning is maintained for the business. Town Clerk, Virginia Jones confirmed that a license is not issued until Planning & Zoning has been approved. The Town Clerk also explained that currently the Code states that a non-profit is exempt from the business license requirement.

Steve Goetting, member of the public, expressed he is in favor of level playing field for all businesses but indicated his concern regarding businesses who have operated previously without and asked that a grandfather status be considered. Steve Goetting suggested that a class be held at the Chamber of Commerce on the requirements of opening a business in the Town of Camp Verde.

Councilor Jessie Murdock stated that all businesses should be required to obtain a business license and it allows businesses to be held accountable as well as shows a level of professionalism. Councilor Jessie Murdock expressed concern with who and how the code would be enforced.

7. **Discussion and possible direction to staff regarding current Town Code requiring Department Monthly Reports.** Staff Resource: Russ Martin – Virginia Jones

Town Clerk Virginia Jones indicated that currently the Town Code requires Department heads to provide written reports each month and Council has previously discussed the possibility of Department heads appearing before Council in a public meeting in place of the written report. Jones indicated that if Council no longer wanted the written report the Town Code would have to be changed. .

Councilor Robin Whatley expressed that the reports are informational and it is an advantage for Council and citizens to know what is happening within departments.

Councilor Carol German indicated that not all department reports were included in the previous month report and agreed with Councilor Whatley that the reports are beneficial.

Vice Mayor Bruce George indicated that he likes the report to read but doesn't feel that appearance is necessary unless the department is working on a special project.

Councilor Jackie Baker also indicated she likes the monthly report and indicated she felt the appearance should be left to the discretion of the Department Head.

Councilor Jessie Murdock expressed she also enjoys receiving the report to stay informed on the departments progress.

Mayor Charlie German stated that he likes to read the monthly report and indicated the Department Heads should appear for the quarterly reports with project timelines being brought up to date for Council knowledge.

Town Clerk Virginia Jones indicated that monthly reports are available for public review. Vice Mayor Bruce George suggested attaching a link for the monthly reports to the Town Newsletter.

8. **Adjournment**

The meeting adjourned at 6:56 pm.

_____ _____

Charles German, Mayor **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 Work Session Council Meeting of the Town of Camp Verde, Arizona, held on April 13, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____day of _____, 2016.

_____

Virginia Jones, Town Clerk

Handed out @ meeting

4/13/2016

Affordable Housing

Thinking Small

Steve Ayers
Economic Development Director
Town of Camp Verde

Sebra Choe
Programs & Outreach
Camp Verde Community Library

Affordable Housing
Some simple stats

- YC renters est. average wage in 2015 = $12.13
- Avg. Renter can afford $631 Monthly Rent (30% wage)
- CV 1 - 2 bd Apts = $650 - $800
- Avg. Renter must work 1.3 jobs to afford 2 bd Apt
- Homes rent for $1000 - $1400 avg.
- Trailers, Manufactured Homes slightly less

The situation that currently exists

- CV Realty manages 117 rental properties
- No Vacancies
- 3-page waiting list, 75 individuals / families
- Same story @ EVERY RE office in VV
- No better in Cottonwood / Sedona, regardless of $$
- "Hideous" & "desperate" describe the market

What is Affordability?

- Affordable ≠ Cheap
- "High-quality, budget-friendly" → ***"safe & satisfied"***
- Affordability → ***Increased discretionary spending***
- Will Camp Verde attract / keep the next generation with 40-year-old Trailers or Subsidized Apts?
- Answer: NO

Millennials . . . Who are they?

- Ages 21 - 38
- Largest source of demand - Rent, New Homebuyers
- 26% Millennials ID self → "Small Town" / "Country"
- 40% in Single Family Homes, 28% Rent Apt / Condos
- Prefer their own Space over Multi-Family options

Attracting Millennials

- 41% = "Low Income" (200% of poverty level)
- Millennial increasingly choose compact housing in areas with vibrant downtowns, high walkability, and mixed-use development (Realtor Magazine, June 2015)
- 63% Prefer to live where they do not rely on a car
- 50% Rent
- 18% Live with Parents

Current Zoning Options

- Apartments - Allowed, Not Preferred
- Duplex – Allowed, Viable
- Triplex – Allowed, Viable
- RV's – Allowed, Prolific
- Mobiles – Allowed, Preferred in a traditional sense
- Vacation rentals – Allowed, Up to 2 rooms
- Accessory Dwelling Units – Not Rentals
- Tiny houses – Limited Options

Traditional Housing Options

New

$$$

- Apartments
- Duplex
- Triplex

OR

- Home Rental
- Home Purchase

* Multi-Family, Big, Commercial, Long Wait, Cookie Cutter, Costly

Small House Option A

Wheeled

RV-like, Residence vs. Recreational, larger/heavier, more stationary, DIY kits, custom

Paid for with Savings

500 hrs DIY Project

120 hrs Hire Pro

*Allow in certain zones, RV parks, personal property?

Small House Option B

RV Park Models

Built on single chassis in *Escape's* facility, towed free to site

Cost: $60K – 90K

*Option to use as residential dwelling?

RV Park Models

RV Park Models

Small House Option C

Accessory Dwelling Unit (AUD)

Independent residence within / attached / detached from Single Family Home

- Complete for living, sleeping, eating, cooking, sanitation
- Supplemental housing & income
- Integrate into existing single-family neighborhoods
- Helps prevent illegal building
- Lower-priced housing alternative
- Adopted by Sedona 2010

*Option for Homeowners to Build or Convert Vacation / AirBnB Rentals to AUDs?

Small House Option D

Tiny House Village

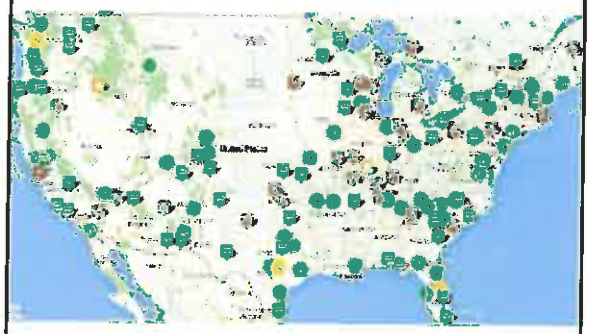
- Commercial Development with General Contractor
- Integrate into Housing Development with Traditional Single / Multi-familiy Homes
- Habitat for Humanity
- Crowdfunding Community Project
- Private Landowners: Dewey ac - "Build Tiny House Workshop for $3k" on 10 acres.

Small House Option E

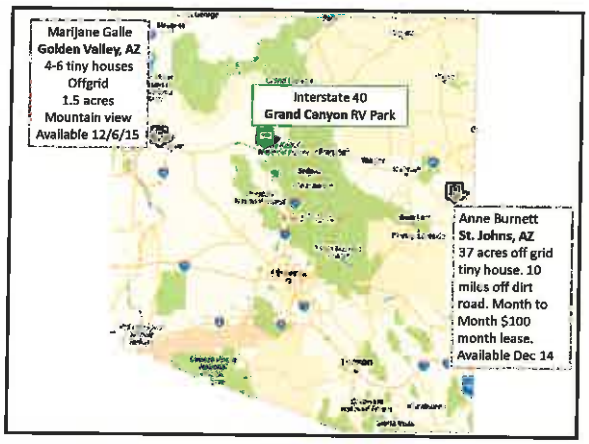
The Stand-alone Tiny House

Brainerd, MO City Council
voted June 2014
to change the zoning code
to allow construction of smaller houses
as small as 500 square feet-
on the hundreds of odd-sized and
otherwise unusable lots around town.

Tiny House Locations



http://tinyhousecommunity.com/places.htm?communities



Challenges

- Dimensions: Tiny vs. Small
- Zoning & Permitting considerations
- Building Code Enforcement

http://tinyhousecommunity.com/faq.htm#wheretolive

Why think small?

LIFE SIMPLIFICATION

Self Sufficiency

Life Adventures

Environmental Consciousness

Affordability

1/3 - 1/2 of income goes to housing
= 15 years of work
76% live paycheck to paycheck

70% trapped in cycle of debt

http://thetinylife.com/solutions-to-the-top-5-barriers-of-the-tiny-house-movement/

Questions

? ? ?

Tiny house people are TWICE as likely to have a MASTER's Degree

hand out during meeting

April 12, 2016

Dear Town and Council,

My name is Megan Fish, I'm 19 years old, I graduated from Camp Verde High School with a 3.9 GPA, and I'm currently attending Northern Arizona University in Flagstaff.

I have nowhere to live, aside from the dorms on campus, and I can't stay there during the summer. I can't go back to Kansas. My closest family aside from that is in Oregon. I have nowhere to live or stay on a permanent basis near Camp Verde. I want to, though. I want to find an apartment or a duplex or a townhome or even a tiny home I can rent here in Camp Verde. I just can't find anything, or the places I find are in Cottonwood or in Prescott or are too much money for my age and wage bracket.

This town is amazing. I can't say it enough. I want to live here. I know I'm a young adult and it's a small town, but it's still got a lot going on, and it has the potential to be so much more. I want to be a part of that, I want to help preserve what makes Camp Verde "Camp Verde" and to highlight more things that it can offer.

Unfortunately, it's hard to get involved with Camp Verde living in Flagstaff. I want to move back to Camp Verde, while continuing my education. However, it's incredibly difficult because there is no affordable or sometimes even available housing for people my age, even with two or three people living together. My friends and I have searched over the past year or two, trying to find a place that we'd be able to afford and still have money for utilities and insurances and all the other costs that come with living on your own. Things are different from when my mom and I were looking for a place only four years ago. It's nearly impossible unless you know a person who knows a person who knows a person who has a studio for rent. My friends and I ended up looking to Phoenix and other bigger cities for housing, because it's so much more affordable there.

In college last semester, I made the Dean's List. However, while I do want to continue my education, I would rather do it closer to home.

During my time living in Camp Verde, I grew to really love it. It's a place I want to live in and improve and, if I ever decide to have children, potentially raise them here. As I've learned by hanging out at the town library, it's so easy to get involved with the community and do things to get people together and having fun. I want to be a part of that. It's such a wonderful, beautiful town.

Sadly, I know I'm not the only young adult my age who wants to live and work in Camp Verde who's having trouble finding a way to reasonably do so. Thank you for your consideration of affordable housing options.

Sincerely,
Megan Fish