

**(corrected) MINUTES  
TOWN OF CAMP VERDE  
COUNCIL HEARS PLANNING AND ZONING MATTERS  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, JUNE 28, 2017 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 Jessie Murdock, Councilors Jackie Baker, Buck Buchanan, Brad Gordon, Dee Jenkins and Robin Whatley.

Also Present:

Town Manager Russ Martin, Town Clerk Virginia Jones, Community Development Director Carmen Howard, Recording Secretary Marie Moore.

3. **Pledge of Allegiance**

Mayor German led the Pledge of Allegiance.

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) Work Session – June 16, 2017

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

1) Wednesday, July 5, 2017 at 6:30 p.m. – Regular Session Cancelled

2) Wednesday, July 12, 2017 at 5:30 p.m. - Work Session - Cancelled

3) Wednesday, July 19, 2017 at 6:30 p.m. – Regular Session

4) Wednesday, July 26, 2017 at 6:30 p.m. – Council Hears Planning & Zoning

**On a motion by Councilor Gordon, seconded by Councilor Baker the Council unanimously passed the Consent agenda with the addition of the Friday, July 7, 2017 at 8:00 am – Work Session.**

5. **Special Announcements and presentations:**

- There were no special announcements or presentations.

6. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**

No items were brought before Council.

7. **Discussion, consideration and possible approval of Resolution 2017-980, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring as a public record a certain document filed with the Town Clerk and entitled "amendments to the Planning and Zoning Ordinances and Subdivision Regulations" dated June 28, 2017. Staff Resource Carmen Howard**

**On a motion by Councilor Gordon, seconded by Councilor Baker, Council unanimously approved Resolution 2017-980, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring as a public record a certain document filed with the Town Clerk and entitled "amendments to the Planning and Zoning Ordinances and Subdivision Regulations" dated June 28, 2017 with the exclusion of Section 306-2(b).**

- **Call for Staff Presentation**

Community Development Director, Carmen Howard briefly reviewed the resolutions related to the amendments made in conjunction to zoning ordinances. Howard explained that she would not be addressing the amendment to the age of manufactured housing until which time of having heard from town attorney regarding the matter.

Councilor Baker questioned the change of PUD to PAD and asked for clarification regarding the difference. Howard explained that in her experience, there could be a PAD without a residential component; therefore, the amendment would better suit developments.

Councilor Dee Jenkins questioned the half parking spaces under the parking section. Howard explained that in the parking section, under efficiency units, 2 parking spaces were allowed which was excessive and Staff recommends the allowance be lowered to 1 ½. The Commission is recommending only one space. Howard indicated that the parking section could see more review depending on the Council's decision.

Councilor Buchanan questioned if there was only one space allowed for efficiency units, where would any guest park. Howard indicated there are different ways the Council could address the situation, one option being a specific guest parking area. Councilor Buchanan indicated he preferred to see the parking space allowance remain at two for the time being and requested the parking section have a more thorough review.

Councilor Gordon clarified that the Council would not be discussing the 20-year age limit for manufactured housing. Howard confirmed that was correct and staff is currently waiting to hear from the Town Attorney. Councilor Gordon indicated that any motion made on the matter before them would need to include the removal of Section 306 2(b).

Mayor German questioned how many people attended at the Planning & Zoning Commission Meeting. Howard indicated that there were approximately two to three people in public attendance, all of who spoke on behalf of either the shipping containers or the manufactured housing portions, both of which have been excluded from the document and discussion currently brought before Council for review and possible approval.

Community Development Director Carmen Howard gave the Council a brief overview of each section change presented to Council including; accessory units and rental opportunities, density and PAD revisions and how this will affect mobile home parks and allows the town oversight that currently doesn't exist.

Councilor Jenkins requested the verbiage regarding open space be changed to read "not less than" rather than the current verbiage which states "equal to".

A Community Facilities District has been added, whereas before these areas were given a use permit, they should now be under a PAD, which will allow Town oversight, tracking and help hold developments to a set of standards.

Councilor Gordon questioned any changes made specifically to non-conforming use lots and setbacks. Howard indicated that no changes were made to that portion of the code because the Town cannot restrict building on a previously zoned plot, and there are variances in place that allow flexibility for use. After further discussion of the question, Councilor Gordon requested Howard research the issue further and report to him.

- **Declare Public Hearing Open**

No discussion was heard from the public.

- **Declare Public Hearing Closed**

Mayor German closed the public hearing.

- **Call for Council Discussion**  
Council did not further discuss the matter.

8. **Public hearing followed by Discussion, consideration and possible approval of Ordinance 2017-A423, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference a certain document filed with the Town Clerk entitled "Amendments to the Planning & Zoning Ordinances and Subdivision regulation dated June 28, 2017, amending "part 1 Section 102 – Applicability and Exemptions, Section 103 – Definitions, Part 2 Section 203 - Use Districts, Amending regulatory criteria for subsections A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, protection and appearance. Section 403 – Off-Street parking and loading, Section 503 – subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions "of the Town of Camp Verde planning and Zoning Ordinances and subdivision regulation. Staff Resource: Carmen Howard**

On a motion by Councilor Whatley, seconded by Councilor Baker, Council unanimously approves Ordinance 2017-A423, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference a certain document filed with the Town Clerk entitled "Amendments to the Planning & Zoning Ordinances and Subdivision regulation dated June 28, 2017, amending "part 1 Section 102 – Applicability and Exemptions, Section 103 – Definitions, Part 2 Section 203 - Use Districts, Amending regulatory criteria for subsections A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, protection and appearance. Section 403 – Off-Street parking and loading, Section 503 – subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions "of the Town of Camp Verde planning and Zoning Ordinances and subdivision regulation, with the exclusion of section 306-2(b).

Community Development Director Carmen Howard expressed that everything discussed regarding Item 7 pertains to Item 8 on the Agenda and is unnecessary to repeat, and not additional information is available.

Councilor Gordon indicated that Section 306-2(b) needs to be excluded in the motion as was done in Item 7.

9. **Call to the Public for items not on the agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**

No items were brought forth for discussion.

10. **Council Informational Reports.**

Mayor German reminded Councilors of the retirement party set on July 19<sup>th</sup> at 4:30 pm for Office Oscar Berrelez at the Marshal's Office, invited fellow Councilors to attend the Spectrum Open House from 4:30 – 6:30 pm as well as the Camp Verde Business Alliance Meeting held at the Council Chambers. Mayor German attended a conference for the Northern Arizona Community Partnership Against Human Trafficking, felt it was very informational and there needs to be a greater awareness of what is happening in local communities.

Councilor Jenkins invited Councilors to attend the Open House for Anna's House located off Arena Del Loma on July 16<sup>th</sup>. Jenkins indicated that it is a fantastic facility for homeless mothers and they are in the process of potentially expanding their facility.

Councilor Whatley attended the Chamber of Commerce Mixer for Cottonwood and Clarkdale and was pleased

to see representation of Camp Verde from a few local restaurants. Whatley spoke with representatives from Out of Africa and informed Council that they have large improvements and additions planned.

Councilor Murdock attended the AMRRP (insurance) meeting and reported that the Town of Camp Verde received recognition as being the first involved and supportive of the group. Murdock plans to attend the open house for Spectrum Health. Councilor Murdock also expressed her grief regarding the Goodwin fire that is currently burning in the Mayor and Prescott Valley areas and indicated her heartbreak for what those communities are facing.

Mayor German spoke of the importance of the emergency planning training and process the Town has in place to handle situations as what the neighboring communities are currently facing with the fire.

Councilor Gordon thanked the Camp Verde Business Alliance for collaborating with Camp Verde Promotions for Town events.

Councilor Baker indicated that Bill Jump with Out of Africa commended the Town for conducting the necessary needs for future development of the area.

11. **Manager/Staff Report**

Town Manager, Russ Martin corrected the Date and Time of the retirement party held for Officer Berrelez to June 13, 2017 at 2:00 pm.

12. **Adjournment**

The meeting adjourned at 7:12 pm.

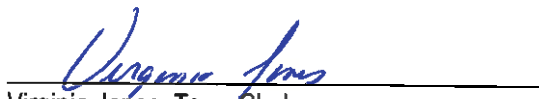
  
Charles German, Mayor

  
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 Council Meeting of the Town Council of Camp Verde, Arizona, held on June 28, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of July, 2017.

  
Virginia Jones, Town Clerk  
*Deputy*