

**MINUTES
TOWN OF CAMP VERDE
COUNCIL HEARS PLANNING AND ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, MAY 22, 2019 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 p.m.

- 2. Roll Call:** Councilors Buck Buchanan, Joe Butner, Bill LeBeau, and Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German were present. Councilor Jessie Murdock was absent.

Also Present: Community Development Director Carmen Howard, Town Manager Russ Martin, Town Clerk Virginia Jones and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Mayor German 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) Special Budget Session - May 8, 2019

b) Set Next Meeting, Date and Time:

- 1) Wednesday, June 5, 2019 at 5:00 p.m. – Special Training Session (Council, Commission and Board) **MANDATORY**
- 2) Wednesday, June 5, 2019 at 6:30 p.m. – Regular Session - CANCELLED
- 3) Wednesday, June 12, 2019 at 5:30 p.m. – Work and Special Sessions
- 4) Wednesday, June 19, 2019 at 6:30 p.m. – Regular Session
- 5) Wednesday, June 26, 2019 at 6:30 p.m. – Council Hears Planning & Zoning Matters

- c) Request for authorization for the Marshal's Office to apply for grant funding from the National Police Dog Foundation to pay for purchase of a single purpose police canine to be incurred in FY 2019-2020. [Staff Resource: Russ Martin/Corey Rowley]**

Motion made by Councilor LeBeau to approve the consent agenda, as presented. Second was made by Vice Mayor Jenkins. **Motion** carried unanimously with Councilors Whatley, LeBeau, Butner, Buchanan, Vice Mayor Jenkins, and Mayor German approving.

5. Special Announcements and presentations.

None

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

No public comments received.

7. Business - Council Hears P&Z Matters. Legal action can be taken.

7.1. Extension of High View LLC Mining Conditional Use Permit until May 3, 2020. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard presented the request for the extension of a Use Permit for an aggregate mine located on State Route 260 at milepost 214.27 (APN 403-15-002Y & 403-15-003C). This Use Permit has to come before Council every year as an annual renewal. The operation has been operating per the requirements when permit was originally given. Ms. Howard has confirmed that everything is in compliance and staff recommends approval for the next year.

Motion made by Councilor Butner to approve Extension of High View LLC Mining Conditional Use Permit until May 3, 2020. Second was made by Councilor Buchanan. **Motion** carried unanimously with Councilors Whatley, LeBeau, Butner, Buchanan, Vice Mayor Jenkins, and Mayor German approving.

7.2. An Ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona for a Zoning Map Change from RR-2A (Rural Residential, 2-acre minimum lot size) and C3 (Commercial: Heavy Commercial) to a Planned Area Development (PAD) with C2 (Commercial: General Sales & Service) Zoning for a proposed Mixed-Use Master Planned Community. The property is approximately 185 acres, located on the South Side of State Route 260 at Aultman Parkway, APN 403-15-007B, 403-15-003Q, and 403-15-003R, in Camp Verde, Yavapai County, Arizona. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard stated the property is currently operating under a Use Permit for the purpose of aggregate mining. The intention of the owner is to mine the aggregates and prepare the land for development as a part of the reclamation plan. The proposal is to rezone as a PAD (Planned Area Development) for a Master Planned Community, to include residential, commercial, and recreational uses. Staff supports this zoning map change. The applicant has mailed out letters to property owners and held neighborhood meetings. Planning and Zoning held a Public Hearing on May 2, 2019 and has forwarded a recommendation for approval to Council.

Staff received two responses from reviewing agencies. ADOT contacted the applicant directly to discuss the requirements for access from Highway 260; roundabouts are already in place for this use. Prescott National Forest expressed concerns about direct access to adjoining Forest Service land from the development and asked to be apprised of future activity with the project connectivity to the trails.

This project corresponds with the General Plan. Ms. Howard showed pictures of property on the screen. She stated that a PAD is a better way to go with this type of project and showed the proposed site plan concept on the screen.

This project also corresponds with the Strategic Plan. The idea of providing tourism-serving business, such as lodging, restaurants, and shopping, brings in “new” money for the region. The local residents will contribute to the economy through these same options and potential other personal services by re-circulating money within the community.

Ms. Howard stated that staff recommends approval for this project.

Councilor LeBeau asked if the project is going to involve right turnout & left turnout lanes along 260. He also asked if ADOT is require a Traffic Impact Study? Ms. Howard stated that she didn't think a full Traffic Impact Study was going to be required but rather a Traffic Statement. Mr. McDonald will be working with ADOT relating to any potential turn lanes at other locations, but roundabouts were put in place for this kind of a flow.

Councilor Butner asked if the sewer is going to be there for connections. Ms. Howard stated they are working on infrastructure funding. If the infrastructure isn't there Mr. McDonald has approached Yavapai County so there is an interim potential for septic systems until the sewer can be out there. Economic Development is currently applying for a grant. The Federal Government is encouraging and has designated an opportunity zones as ones that are prioritized for infrastructure funding. The hope is that when Mr. McDonald is done aggregate mining the funding will be approved for sewer lines, enabling the lines to go in.

Public Comment: Brad Gordon spoke in support of the process being utilized: mining operation with development to follow. He stated this is the perfect spot for high density housing, and is the kind of project that Council may have to switch around the CIP Funding, but feels it should be supported.

Vice Mayor Jenkins asked for the projected timeline for the project start and build out. Ms. Howard stated that at this time Mr. McDonald is getting investors and plans developed. There are no building plans in-house except for the rezoning, at this moment.

Applicant Comments: Mr. Dugan McDonald stated it was an honor to introduce the project. The aggregate mining contract runs throughout the summer period, with the development phase planned to immediately followed, if approved. This will take about a year. The sewers are about on that time period as well. If those things come together, a year from now they should be ready to break ground on the units.

Mayor German commends the design and the way it is broken up in different components. This kind of design gives local businesses opportunity to be included in development process.

Motion made by Councilor Butner to approve an Ordinance 2019-A445, an Ordinance of the Mayor and Common Council of the Town of Camp Verde,

Arizona for a Zoning Map Change from RR-2A (Rural Residential, 2-acre minimum lot size) and C3 (Commercial: Heavy Commercial) to a Planned Area Development (PAD) with C2 (Commercial: General Sales & Service) Zoning for a proposed Mixed-Use Master Planned Community. The property is approximately 185 acres, located on the South Side of State Route 260 at Aultman Parkway, APN 403-15-007B, 403-15-003Q, and 403-15-003R, in Camp Verde, Yavapai County, Arizona. Second was made by Councilor Buchanan. **Motion** carried unanimously with Councilors Whatley, LeBeau, Butner, Buchanan, Vice Mayor Jenkins, and Mayor German approving.

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

No public comment.

9. Council Informational Reports.

Councilor Whatley appreciated the whole week of activities to honor Police Officers. She hopes to have this every year. She also attended the Police versus Fire Department basketball game.

Councilor LeBeau echoed Councilor Whatley about Police Week, he looks forward to doing it next year.

Councilor Buchanan attended the FFA (Future Farmers of America) Awards Banquet this past Monday night at the school. It was well attended. He also attended the Verde Valley Transportation Organization Meeting. There will be a Verde Connect Meeting in Cottonwood June 11th and one in Camp Verde June 12th at the Multiuse Complex. No public comment will be taken at either meeting.

Vice Mayor Jenkins also attended Police week activities last week. She hopes they continue the number of activities each year.

Mayor German attended the Yavapai Apache Nation, Violence Against Women Act Conference June 26th & 27th. He also had an invitation to the Sedona Marriott Courtyard for a Habitat for Humanity Strategic Meeting for the next 5 years. It ties into the Forum on Housing that will be held in Flagstaff. There is a lot of conversation about affordable housing in the Verde Valley.

10. Manager/Staff Report

Town Manager Russ Martin:

- Next Wednesday night there will be an Executive Session at 5:30 p.m.
- June 12th they are scheduled to go through Sports Complex bids in a work session (6/12) in hopes to approve the bid the following week (6/19).
- Continued conversation about the purchase of the Water Company. Please give dates to Clerk that would work for you for a special meeting.
- The Budget is out from the state. Vehicle license fee is being phased out.

11. Adjournment

Mayor German adjourned the meeting at 7:05 p.m.



Mayor Charles German

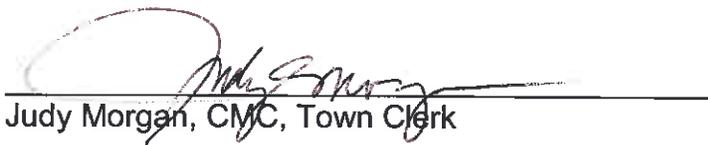
Attest:


Judy Morgan, CMC, Town Clerk

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 Hears Planning and Zoning Matters of the Town Council of Camp Verde, Arizona, held on May 22, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 24th day of June, 2019.


Judy Morgan, CMC, Town Clerk