

MINUTES
TOWN OF CAMP VERDE
COUNCIL HEARS PLANNING AND ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, JANUARY 23, 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

Mayor Charles German, Vice Mayor Dee Jenkins, Councilor Joe Butner, Councilor Robin Whatley (via conference call), Councilor Bill LeBeau, Councilor Jesse Murdock and Councilor Buck Buchanan are present.

Also Present

Community Development Director Carmen Howard, Town Manager Russ Martin, Building Official Robert Foreman, Bldg. Insp./Plans Examiner Jon Rivero, Deputy 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) Work Session Minutes - January 9, 2019

b) Set Next Meeting, Date and Time:

- 1) Wednesday, February 6, 2019, at 6:30 p.m. – Regular Session
- 2) Friday, February 8, 2019, at 8:00 a.m. – Special (Budget) Session
- 3) Wednesday, February 13, 2019, at 5:30 p.m. - Work Session
- 4) Wednesday, February 20, 2019, at 6:30 p.m. – Regular Session
- 5) Wednesday, February 27, 2019, at 6:30 p.m. – Council Hears Planning & Zoning Matters

Councilor Butner noted a correction in the January 9, 2019 minutes. Page 4 (of minutes), third paragraph should read "Cavalry", not 'Calvary". Deputy Clerk Virginia Jones explained this error was identified prior to the meeting and corrected (administratively) in minutes.

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

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. Discussion and possible approval of Resolution 2019-1019, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving a Preliminary Plat for the purpose of developing a 12 lot Business Park on approximately 6.59 acres located on the west side of Homestead Parkway south of the Verde Ditch; APN 403-23-104W, in Camp Verde, Yavapai County, Arizona.
[Staff Resource: Carmen Howard]

Community Development Director Carmen Howard explained that Scott Simonton, Simonton Ranch 1, LLC, has submitted an application for a Preliminary Plat for Parcel No. 403-23-104W. The request is a proposal known as "White Hawk Business Park", which will create 12 individual parcels for commercial development. The property is located at the end of the Homestead Parkway extension, northeast of State Route 260, just past the intersection of Davidson Drive. Ms. Howard pointed out property on the projection screen.

The Zoning District for this property is C2 (Commercial: General Sales and Services). It borders the new Verde Valley Archaeology Pit House site to the west, low density residential to the north, vacant Arizona State Parks land to the east, and vacant residential property to the south. Mr. Simonton intends to develop Homestead Parkway to the end of the existing right-of-way, which is the furthest edge of the subject parcel. The internal roadway in the project, White Hawk Drive, will be dedicated to the public and also developed by Mr. Simonton. Existing utilities will be extended into the project, providing service hookup for future parcel owners.

Ms. Howard stated this subdivision is well-designed and well-engineered subdivision Preliminary Plat. This is the first part of the Platting Process. The next part is the Final Plat which the Council will review. There Council will see the dedications and that will be the recorded document.

All of the requirements relating to approvals, postings, the infrastructure has all been completed by both the applicant and the staff. Staff recommends approval of the request for a Preliminary Plat, to be known as "White Hawk Business Park" for the development of commercial uses.

On the projection screen, Ms. Howard showed a map of the parcel in its current state. She explained that Mr. Simonton has worked with adjacent neighbor and has put in a 50ft buffer between the residential area, as requested by the property owner.

Comments coming from adjoining neighbors, Mr. Simonton goes above and beyond and has fixed everyone's drainage.

Motion made by Councilor Murdock to approve Resolution 2019-1019, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving a Preliminary Plat for the purpose of developing a 12-lot business park on approximately 6.59 acres located on the west side of homestead parkway south of the Verde Ditch; APN 403-23-104W, in Camp Verde, Yavapai County, Arizona. Second was made by Councilor Jenkins. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Whatley, LeBeau, Murdock, Butner and Buchanan approving.

7.2. Possible approval of Resolution No. 2019-1017, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring a certain document filed with the Town Clerk and entitled “adoption of the 2018 International Code Council Codes, (ICC) and related public codes”, to be a public record of the Town of Camp Verde, Arizona, amending Town Code, Chapter 7 – Building, Article 7-1, Section 7-1-100 – Town of Camp Verde Technical Code Amendments and Article 7-2 – Administrative Building Code, Section 7-2-101 – General, through Section 7-2-111 – Fees. [Staff Resource: Robert Foreman]

Building Official Robert Foreman explained that along with most Northern Arizona jurisdictions, Town of Camp Verde has been on a six (6) year code adoption and update for the International Building Codes. Camp Verde is currently on the 2012 Building Codes, having skipped the 2015 Code cycle. It is of benefit to all citizens, business owners and developers to stay current with ever-evolving building technology. This is generally a routine and necessary process.

In 2011 Camp Verde’s ISO rating (for insurance companies) was a 5 for both residential and commercial buildings (score from 1 to 10 with “1” being best). After adopting the 2012 codes and audit in 2015 it brought the ISO score down to a “3” for Residential and Commercial down to a “2”. The lower the score the better for the citizens, as ISO audits have a direct impact on the insurance ratings for property owners both residential and commercial. This directly impacts the taxpayers’ pocketbooks. If you skip two code cycles those numbers will go up.

In addition, the National Association of Home Builders does a cost analysis of new codes and they believe the 2018 code will reduce the cost of construction for new homes by 2.5%.

Camp Verde is a Member of the Grand Canyon Chapter of Arizona Building Officials, which is accredited by the International Code Council. This chapter has agreed to six-year code cycle instead of three-year. It is important to have the region on the same version. Mr. Foreman has been attending classes on the 2018 codes and has held several work sessions with other building officials.

Councilor Butner asked what “ISO” is. Mr. Foreman explained it stands for “Insurance Service Organization”. They do ratings for different organizations and provide the information to insurance agencies. They do an audit every five years.

Councilor Butner asked if ISO ratings affect insurance premiums on their homes, that are constructed under this code. Mr. Foreman said they base them on current codes as well as codes that have been in place before. This shows there has been enforcement of codes as well as inspections being done. They also base premiums on other criteria

such as office procedures.

Councilor Butner asked Mr. Foreman if he is aware of any instances of premiums going down as the results of the building code version? Mayor German spoke on when the town first started with the fire department and the town was at a 9, and the rest of town was a 10 because there was no recognizable water source. It was very expensive.

Vice Mayor Jenkins asked if Mr. Foreman could summarize points in the code that are relevant. Mr. Foreman explained the Building Officials and lobby groups try to reviewing the changes. He further explained the strike-outs, are things he was not happy with or not comfortable with and felt should not be in effect. Changes are made and then changed again quite frequently.

Vice Mayor Jenkins clarified that what the council was reading is Camp Verde's Code as corrected, reflecting the 2018 Building Code changes? Mr. Foreman agreed as well as adopting the technical amendments as recommended. Mr. Foreman noted two things that would need to be changed in the suggested motion. Section "403.4.1" should read "403.5.1" and Town Code, "5-1-2018" should read "3-1-2019".

Motion made by Councilor Murdock to approve Resolution 2019-1017, as presented with the corrections as noted. Second was made by Councilor Jenkins. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Whatley, LeBeau, Murdock, Butner and Buchanan approving.

- 7.3. Possible approval of Ordinance No. 2019-A440, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference the 2018 International Code Council (ICC) Codes including the 2018 International Building Code (IBC), including Appendix I – Patio Covers, Appendix J – Grading, Appendix K – Administrative Provisions and Appendix U – Agriculture Buildings, 2018 International Energy Conversation Code (IECC), 2018 International Existing Building Code (IEBC); 2018 International Fire Code (IFC) including Appendix B – Fire Flow Requirements, Appendix C – Fire Hydrant Locations and Distribution, and Appendix D – Fire Apparatus Access Roads; 2018 International Fuel Gas Code (IFGC) Including Appendix A – Sizing and Capacities of Gas Piping, Appendix B – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances listed for use with Type B Vents, Appendix C – Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems, and Appendix D – Recommended Procedure for Safety Inspection of an Existing Appliance Installation; 2018 International Mechanical Code (IMC) including Appendix A – Chimney Connector Pass-throughs; 2017 National Electrical Code (NEC); 2018 International Plumbing Code (IPC) including Appendix C – Structural Safety, and Appendix E – Sizing of Water Piping Systems.; 2018 International Residential Code for One- and Two-Family Dwellings (IRC) including Appendix A – Sizing and Capacities of Gas Piping, Appendix B – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances, and Appliances Listed with Use Type B Vents, Appendix C – Exit Terminals of Mechanical Draft and Direct Vent Venting Systems, Appendix G – Piping Standards for Various Applications, Appendix H – Patio Covers, Appendix M – Home Day Care – R-3 Occupancy, Appendix N – Venting Methods, Appendix P –**

Sizing of Water Piping Systems and Appendix S – Strawbale Construction; 2018 International Swimming Pool and Spa Code (ISPSC), and Related Public Codes and Adopting by Reference the Town of Camp Verde Technical Code Amendments and Amending the Town Administrative Code, Chapter 7 – Building, Articles 7-1, Section 7-1-100 and Article 7-2, Section 7-2-101 – General through Section 7-2-111 - Fees. [Staff Resource: Robert Foreman]

Motion made by Councilor Buchanan to approve Ordinance 2019-A440 No. 2019 A440, as presented. Second was made by Mayor German. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Whatley, LeBeau, Murdock, Butner and Buchanan approving.

8. Call to the Public for items not on the Agenda.

No public comment.

9. Council Informational Reports.

Councilor LeBeau shared that tomorrow, January 24, 2019 the Camp Verde Elementary 3rd class will present a musical program, "Songs of Peace and Harmony" at 6:30 p.m. in the Performing Arts Center.

Councilor Butner missed Martin Luther King Day Parade but is proud of the Town for having such a parade. He added that Camp Verde is a diverse community that celebrates equal rights for all and he is very proud of that.

Vice Mayor Jenkins went to the Annual Martin Luther King Day Program and noticed it was well-attended.

Mayor German- attended the 8th Annual Martin Luther King Day Parade, which was well-attended. Mayor German also took a moment to note the passing of Suzie Burnside. She was involved in community affairs long before the town was incorporated and will be missed by many in the community.

10. Manager/Staff Report

Town Manager Russ Martin asked for feedback from Council about whether to discontinue holding the 4th meeting of each month for Planning and Zoning Matters, (incorporating their items in regular meeting agendas), and whether to stop holding meetings on the fourth Wednesday completely. This will open up the schedule.

Councilor Butner noted that Mr. Martin responded to him via text about monthly financial reports from Mr. Showers.

11. Adjournment

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

Attest:

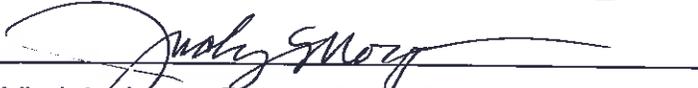

Mayor Charles German


~~Deputy Town Clerk Virginia Jones~~
Judy Morgan

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 January 23, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7th day of February, 2019.



Virginia Jones, Deputy Town Clerk
Judy Morgan