

**(Corrected) MINUTES  
TOWN OF CAMP VERDE  
COUNCIL HEARS PLANNING AND ZONING MATTERS  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, JUNE 27, 2018 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 Jessie Murdock, Councilor Dee Jenkins, Councilor Brad Gordon, Councilor Robin Whatley, Councilor Jackie Baker, and Councilor Buck Buchanan were present.

**Also Present:** Community Development Director Carmen Howard, Town Manager Russ Martin 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) **Wednesday, June 13, 2018 – Work Session**

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

1) **Wednesday, July 4, 2018 at 6:30 p.m. - Regular Session – Meeting Cancelled per Resolution 2018-994**

2) **Wednesday, July 11, 2018 at 5:30 p.m. – Work Session-Cancelled**

3) **Wednesday July 11, 2018 at 6:30 p.m. – Special Session**

4) **Wednesday, July 18, 2018 at 6:30 p.m. – Regular Session-Cancelled**

5) **Wednesday, July 25, 2018 at 6:30 p.m. – Council Hears P&Z Matters-Cancelled**

Councilor Whatley asked to pull the minutes from June 13, 2018. She asked for a correction to page 9, ¾ of the way down replacing: "Councilor Whatley "She has asked for a meeting with our manager and Mayor, but that meeting hasn't happened yet.", with: "the meeting between the Manager, Mayor and Yavapai College hasn't happened yet."

Motion made by Councilor Whatley to approve the consent agenda with correction. Second was made by Councilor Baker. Motion carried unanimously.

**5. Special Announcements and presentations.**

None

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

None

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

**7.1. Ordinance 2018-A436, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending the Town of Camp Verde Planning & Zoning Ordinance Section 303, Home Occupations, to remove the regulations for Vacation Rental/Short Term Rental.** [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard stated that in November 2017 she presented an ordinance amendment asking to add in the code, "to require short-term vacation rentals to apply for a business license." She is now recommending pulling this section of code due to an Attorney General decision regarding this issue.

Ms. Howard spoke on a recent public meeting regarding short term rentals and vacation rentals that Sebra Choi of the Economic Development Department coordinated.

Mayor German said this was a topic at a recent meeting of the Greater Arizona Mayors Association. They are planning on approaching the League with a resolution.

Motion made by Councilor Gordon to recommend approval of a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending Section 303, Home Occupations, as presented. Second was made by Councilor Baker. Motion passed unanimously.

**7.2. Resolution 2018-1005, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for a request by Tonya Wiertzema of Nashwa Farms, for Use Permit 2018-0112 to allow for Agri-Tourism in a R-R (residential-rural) Zoning District for the purpose of an Event Ranch on an approximately 60-acre parcel, APN 403-13-002A, located at 3500 W Mahoney Rd.** [Staff Resource: Carmen Howard].

Community Development Director Carmen Howard is providing the Council with a request for an Agri-Tourism Use Permit. This goes along with the General Plan and will maintain Camp Verde's Agricultural Heritage. Ms. Howard stated that staff feels this is a good use for this particular parcel. She reminded Council that a Use Permit is a "permission". The 60-acre piece of property is set up really well for equine events. The applicant has held the required Neighbor Meetings, and has mitigated any concerns. Through this process Ms. Howard discovered that Mahoney Road is not a town road, but rather a private road. She showed a PowerPoint presentation showing the parcel on a map, and how the property is set up. Ms. Howard stated the Planning and Zoning Commission did a site visit and has unanimously recommended this use permit to the Council. The only stipulation that is required before approval is the need to complete the building permit. She feels that any other issue would be covered in the Town Code.

Councilor Buchanan is concerned about the road maintenance, traffic on the road, and any traffic incidents that may happen out there. Ms. Howard stated the property owners will have to deal with road issues if that comes up. Ms. Howard stated that emergency services would deal with incidents on the road. The applicant is only asking for

permission for the use. If continuing problems/issues the Town could pull the use-permit.

Councilor Gordon asked about lighting and dust/road grading issues. Ms. Howard stated that with the Use Permit, they must be in compliance with the Town Code on lighting. The property owner also has their own water truck and grading equipment. The property owners are not opposed to doing maintenance on the road to help maintain it.

Property Owner Tonya Wiertzema stated they have been maintaining the road all this time but bringing in material would help as well.

Councilor Whatley spoke on the number of meetings recently regarding rodeos. It sounds like they are building a facility that the community is wanting to use. Tonya Wiertzema stated they have had strong support from neighbors.

Public comment was taken.

Trudy Chapman-Radley spoke on her history with the family and their rodeo history; her involvement in therapeutic riding and the Wiertzemas' willingness to open their facility to help her. Ms. Chapman-Radley feels this will be good for the community and is looking forward to it.

Councilor Baker asked about past events that have been held there. Ms. Wiertzema stated they opened about 2 years ago with Verde Days, have had a fundraiser for Horses with Heart and one barrel-race. They are currently working with the Sheriff's Posse, providing them a place to practice. Councilor Baker spoke in support of the use. Ms. Wiertzema stated she was also approached by Yavapai College to hold the Equestrian Program there.

Councilor Buchanan spoke on his wanting to clarify the road maintenance, wanting clarification from the town. What he understands now is that it's on the property owners. He spoke in support of the use and appreciates what they are doing.

Mayor German offered pre-planning advice. He suggested that they have access numbers available for Emergency Medical Services (EMS), and the Marshals Office.

Motion by Councilor Baker to recommend approval of Resolution #2018-1005 for NASHWA Farms Agri-Tourism Use Permit #2018-0112. Second was made by Councilor Gordon. Motion passed unanimously.

**7.3. Resolution 2018-998, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Development Agreement between the Town of Camp Verde and Red Moon Development and Construction, Inc., an Arizona Corporation, in order to provide for development of certain real property on approximately 60 acres, generally located north of State Route 260 and west of Interstate 17 within the corporate limits of the Town of Camp Verde. [Staff Resource: Carmen Howard]**

Community Development Director Carmen Howard stated this is a Development Agreement that goes along with the Recreational Vehicle (RV) Park. The Development Plan will be next. She supports the agreement, as a good one.

Councilor Gordon wanted to commend Ms. Howard for this Development Agreement.

He wanted to point out Section 2.3. showing Surface Water being severed and being given to the Town. This will help getting water rights in the future.

Councilor Baker stated regarding the Water Rights, the Sever and Transfer was addressed years back stating that this would happen with new developments and the Town would do Water Banking.

Krishan Ginige with SEC (Southwest Environmental Consultants) was available for questions.

Councilor Baker asked if ADOT (Arizona Department of Transportation) is trying to move rapidly, to get access to the property, and inquired if they will begin soon. Mr. Ginige responded affirmatively, stating the final construction plans will be ready in a couple weeks.

Motion by Councilor Gordon to approve Resolution 2018-998. A resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for a Development Agreement between the Town of Camp Verde and Red Moon Development and Construction, Inc., an Arizona Corporation, in order to provide for development of certain real property on approximately 60 acres, generally located north of State Route 260 and west of Interstate 17 within the corporate limits of the Town of Camp Verde. Second was made by Councilor Baker. Motion passed unanimously.

**7.4. Approval of a Final Development Plan submitted by Red Moon Development for an RV Park, located on approximately 65 acres just northwest of the Interchange for Interstate 17 and State Route 260. [Staff Resource: Carmen Howard]**

Community Development Director Carmen Howard explained this is the first Development Plan through the new PAD (Planned Area Development) Process. She showed a PowerPoint presentation showing a site plan of the property. She reviewed the amenities of the property, including landscaping plans, the oversized RV spaces, signage and lighting.

Councilor Gordon asked of the Fire Department's involvement. Ms. Howard replied, they have been involved, the streets are 15-ft wide, which is plenty wide for a fire truck one way.

Vice Mayor Murdock stated this will be a beautiful facility once it's completed. It has been developed nicely and appreciates the attention to detail.

Krishan Ginige with SEC (Southwest Environmental Consultants) was available for questions.

Councilor Baker asked if this is a membership resort. Krishan Ginige said it is not a membership resort, it will be available for public use.

Vice Mayor Murdock asked about the convenience store-onsite store. Mr. Ginige stated it is for the basic needs. Items will be available for park residents. The idea is not to highlight the store but to facilitate guests of the park.

Motion by Councilor Baker to recommend approval of an application for a Final Development Plan as requested by Red Moon Development. The property is located

just northwest of the Interchange for Interstate 17 and State Route 260. Second was made by Councilor Jenkins. Motion passed unanimously.

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

None

**9. Council Informational Reports.**

Councilor Whatley attended a library event recognizing the GED (General Equivalency Diploma) Program (30-years). They highlighted the founding members. They have had numerous graduates and gave them kudos for continuing the program.

Vice Mayor Murdock attended the public meeting for community members who are interested in the arena & rodeo grounds.

Councilor Gordon attended Coffee with a Cop. They reviewed the Marshal situation.

Councilor Baker attended Coffee with a Cop.

Mayor German said the Town has obtained the temporary access permit with the Forest Service for work on the park, and are in process for obtaining a permit with the State Land Trust.

**10. Manager/Staff Report.**

Ms. Howard wanted to thank Sebra for the good information she provided at the Vacation Rental Meeting.

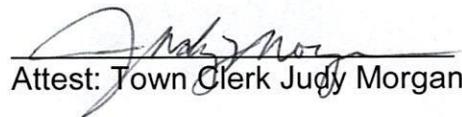
Town Manager Russ Martin wanted to remind members that the July 11<sup>th</sup> meeting is the only meeting in July, there is no meeting next week.

**11. Adjournment**

Mayor adjourned the meeting at 7:30 p.m.



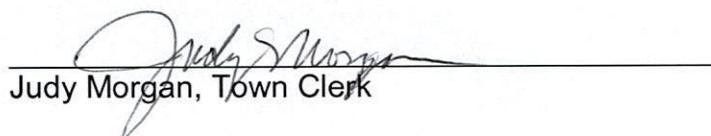
Mayor Charles German

  
Attest: Town Clerk 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 June 27, 2018. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16<sup>th</sup> day of July, 2018.

  
Judy Morgan, Town Clerk