

**MINUTES**  
**TOWN OF CAMP VERDE**  
**COUNCIL HEARS PLANNING AND ZONING MATTERS**  
**MAYOR AND COUNCIL**  
**473 S MAIN STREET, SUITE 106**  
**WEDNESDAY, FEBRUARY 28, 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, and Councilor Jackie Baker are present. Councilor Buck Buchanan was absent.

**Also Present**

Town Manager Russ Martin, Town Planner Melinda Lee, 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:** None

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

- 1) Friday, March 2, 2018 at 8:00 a.m. – Budget – Day 1 of CIP Development
- 2) Wednesday, March 7, 2018 at 6:30 p.m. - Regular Session
- 3) Friday, March 9, 2018 at 8:00 a.m. – Budget – Day 2 of CIP Development
- 4) Wednesday, March 14, 2018 at 5:30 p.m. – Work Session
- 5) Wednesday, March 21, 2018 at 6:30 p.m. – Regular Session
- 6) Wednesday, March 28, 2018 at 6:30 p.m. – Council Hears P&Z Matters

**Motion** made by Councilor Baker to approve the consent agenda as presented. Second was made by Councilor Jenkins. **Motion** carried unanimously.

**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.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body,

may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS §38-431.01(H))

**Cheryl Wischmeyer-** Spoke on comments made to council at a previous meeting by her and other neighbors of the Town's Sports Complex property regarding the "park buffer", and a conversation she had with Mayor German at his home recently regarding the buffer. She handed papers to Mayor German stating it was formal service on a lawsuit against him, personally, and the hearing is scheduled for March 9<sup>th</sup>.

**7. Business.** Legal action can be taken.

**7.1. Ordinance 2018-A432, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for a Zoning Map Change from R1L-70 (Residential: Single Family Limited, 70,000 Square-Foot Minimum Lot Size) to C2-PAD (Commercial: General Sales & Services, Planned Area Development). The properties consist of approximately 67 acres located Northwest of the I-17 and State Route 260 Interchange including parcels 403-21-014K, 403-21-014L, 403-21-250C, 403-21-014F, 403-21-014M, 403-21-021E, 403-22-021, and 403-22-018C; and providing that this ordinance shall be effective thirty (30) days after its passage and approval according to law. [Staff Resource: Carmen Howard]**

Town Planner Melinda Lee stated there is an application from Red Moon Development to develop an RV Park on a property located along Interstate-17 & Highway 260. She pointed out one change in the ordinance, Section 1, B. The date should read February 8<sup>th</sup> and not January 8<sup>th</sup>. This RV Park will be on 67 acres, with 440 spaces. Hwy 260 and I-17 will have quick access for travelers. They are requesting the zone change from R-1L to C2 Zoning, which will be more appropriate for transitional use. This will allow them to have residential and commercial use for the property. This park will have some great amenities and be a nice addition to the community.

Krishan Ginige SEC (Southwest Environmental Consultants) was introduced to the Council. He is the Design Engineer for the project. Mr. Ginige would like to point out that they are encouraging bigger RV spaces, which will attract high-end RV'ers. The site design will show the amenities when it is finished.

Councilor Whatley asked what kind of landscaping is planned. Mr. Ginige explained they are still developing the site plan, but knows the irrigation rights will be used. He will have more information when the design details are created.

Councilor Gordon stated that with the irrigation rights, the new roads that will be put in, which won't be irrigated. He asked if they are considering severing the rights not being used and transferring those to the Town. Mr. Ginige is aware of the situation and is in the process of researching what the options are.

Councilor Jenkins asked if the single slots are pull-through spaces. Mr. Ginige said they are. They are still working on the orientation of the project as to how everything will be laid out. They will have a better idea after completing the design portion of the project.

Councilor Baker asked when the work will begin if they receive approval. Mr. Ginige

stated the developer would like to start immediately and do it all at once and not phase it out. They anticipate June or July. Councilor Baker thinks this will be the perfect use for the property.

Motion was made by Councilor Murdock to approve Ordinance 2018-A432, of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona as presented with the changes noted in Section 1B. Second was made by Councilor Baker. **Motion** carried 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. These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.**

Councilor Baker attended the Homeless Coalition Meeting. They are moving along and working on the budget. She also attended the Grand Opening of the new Cliff Castle Hotel. She said it is a beautiful hotel.

Councilor Gordon also attended the Homeless Coalition Meeting. He would like the representative from Open Door to come and speak at a Council Meeting. He also attended the Intergovernmental Meeting.

Councilor Murdock attended the CVBA Meeting. She said it was well attended.

Councilor Jenkins attended the Grand Opening of the new Cliff Castle Hotel. She enjoyed herself and said the pool area is gorgeous.

Councilor Whatley attended the Grand Opening of the new Cliff Castle Hotel. She said it is "top notch" and well done. She also attended the Chamber Mixer and Coffee with a Cop.

Mayor German attended the Grand Opening of the new Cliff Castle Hotel and a Kiwanians Meeting. He met with Northern AZ Healthcare and said there is now an open line of communications with the town staff. He would like to continue to meet on a quarterly basis.

**10. Manager/Staff Report *Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.***

Town Manager said there is nothing to report at this time except the CVMO Awards will be held Saturday, March 3, 2018, 5:30pm at the Library.

**11. Adjournment**

Mayor adjourned the meeting at 7:00 p.m.

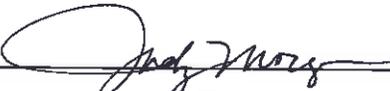
  
\_\_\_\_\_  
Mayor Charles German

  
\_\_\_\_\_  
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 February 28, 2018. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 26<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Judy Morgan, Town Clerk