

**MINUTES
TOWN OF CAMP VERDE
COUNCIL HEARS PLANNING AND ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, SEPTEMBER 27, 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

Vice Mayor Jessie Murdock called the meeting to order at 6:30 pm.

- 2. Roll Call.** Council Members: Jackie Baker, Buck Buchanan, Dee Jenkins, Brad Gordon, Robin Whatley; and Vice Mayor Jessie Murdock were present. Mayor Charles German was absent.

Also Present: Town Clerk Judy Morgan, Community Development Director Carmen Howard and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Vice Mayor Jessie Murdock 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) No Minutes for approval

b) Set Next Meeting, Date and Time:

- 1) Wednesday, October 4, 2017 at 6:30 p.m. – Regular Session
- 2) Wednesday, October 11, 2017 at 5:30 p.m. - Work Session
- 3) Wednesday, October 18, 2017 at 6:30 p.m. – Regular Session
- 4) Wednesday, October 25, 2017 at 6:30 p.m. – Council Hears Planning & Zoning – **CANCELLED**

On a motion by Councilor Gordon, seconded by Councilor Baker, Council unanimously approved the Consent Agenda.

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.)

None

7. Business. Legal action can be taken.

- 7.1. An Ordinance (2017-A426) of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending the Town Zoning Map to change the Zoning Classification of an approximately 1.61 Acre Parcel, located**

at 1356 N. Chuck Devine Rd., APN 403-21-023C, from R1-70 (Residential: Single Family, 70,000-Square Foot Minimum Lot Size) District to R1-18 (Residential: Single Family, 18,000-Square Foot Minimum Lot Size); and providing that this ordinance shall be effective thirty (30) days after its passage and approval according to law. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard brought forth to Council for consideration the change of zoning for the applicant. The change in zoning is appropriate for the area and application submitted. Staff and applicant have completed all necessary requirements for the process of rezoning. The Planning and Zoning Commission has approved and recommended for Council approval of the application.

Councilor Buchanan asked when two houses were allowed on the property. Carmen Howard indicated that it was approved before the town was incorporated and such an action would not be allowed now.

Councilor Gordon indicated that he doesn't feel there is anything out of the ordinary for the request and indicated his support for the change of zoning.

On a **motion** by Councilor Baker, Seconded by Councilor Buchanan, Council unanimously approved Ordinance (2017-A426) of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending the Town Zoning Map to change the Zoning Classification of an approximately 1.61 Acre Parcel, located at 1356 N. Chuck Devine Rd., APN 403-21-023C, from R1-70 (Residential: Single Family, 70,000-Square Foot Minimum Lot Size) District to R1-18 (Residential: Single Family, 18,000-Square Foot Minimum Lot Size); and providing that this ordinance shall be effective thirty (30) days after its passage and approval according to law.

Councilor Baker commended Howard for the report given to Council for review and questioned if other non-conforming lots would be re-zoned in the future. Howard indicated that would be a project for the department to work on and letters would need be sent to property owners regarding the possible zoning change, giving them the option to opt in on the change.

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.

No Council Information reports were given.

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.

Community Development Director Carmen Howard informed Council that a member of the public has been in contact with her department and is very irate regarding code enforcement action on his property, the issue being that he is operating a business without a primary building. In accordance with the Town Ordinances, in order to operate a business there must be at minimum, an office with bathroom facility. The business owner has requested staff to bring it to the attention of the council that it is expensive to meet those requirements. Howard explained that the reason why there is an issue is due to a complaint of an individual urinating on the property.

Councilor Gordon asked if a porta-john would take care of the requirement. Howard indicated that currently, that is only acceptable as a temporary solution on new construction sites.

Vice Mayor Jessie Murdock stated that more information would be needed for Council's review before further discussion should happen.

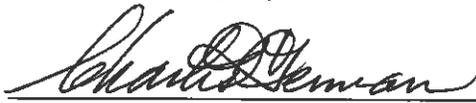
Town Clerk Morgan reminded Council that this was not agendized for direction or discussion, but council could request that the item be placed on a future agenda.

Councilor Whatley indicated that the issue should follow proper procedure in order for the matter to be heard by the council as an agenda item.

Vice Mayor Murdock directed staff to follow proper procedures and protocols in order to move forward with this matter correctly.

11. Adjournment

The meeting adjourned at 6:48 pm.



Mayor Charles German

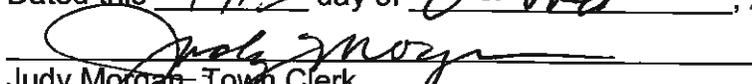


Attest: Town Clerk Judy Morgan

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 Council Meeting of the Town Council of Camp Verde, Arizona, held on September 27, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19th day of October, 2017.



Judy Morgan, Town Clerk