

**MINUTES  
COUNCIL HEARS PLANNING & ZONING MATTERS  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, JUNE 25, 2014 at 6:30 P.M.**

Minutes are a summary of the discussion. They are not verbatim.  
Public input is placed after Council discussion to facilitate future research.

1. **Call to Order**

Mayor German called the meeting to order at 6:30 pm.

2. **Roll Call**

Mayor Charles German, Vice Mayor Jackie Baker, Councilors Bruce George, Brad Gordon, Jessie Jones and Robin Whatley were present. Absent: Councilor Carol German.

**Also Present:**

Town Manager Russ Martin, Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Marie Moore

3. **Pledge of Allegiance**

Councilor Whatley 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) Executive Session – June 13, 2014 (recorded)

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

1) July 2, 2014 at 6:30 p.m. – Regular Session – Cancelled

2) July 9, 2014 at 5:30 p.m. – Work Session

3) July 16, 2014 at 6:30 p.m. – Regular Session

4) July 23, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters

c) **Possible authorization to hire a contractor through the Job Order Contract process to install culverts on Industrial Drive at Gaddis Wash for an amount not to exceed the amount remaining in the Stormwater Budget of \$14,900. This is an unbudgeted item.** Staff Resource: Ron Long/Russ Martin

d) **Possible approval of a contract with John Lamb for Magistrate services, to include payment for services and term of contract.** Staff Resource: Russ Martin

On a motion by George seconded by Gordon council voted unanimously to approve the consent agenda with the exception of 4 C.

Vice Mayor Baker stated that this item is in fact a budgeted item in the storm water budget and there is a possibility it could cost slightly more than the amount listed.

On a motion by Baker, seconded by George, council voted unanimously to approve the consent agenda item 4 C.

5. **Special Announcements and presentations:** There are no special announcements or presentations.

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

There was no public input.

7. **Public Hearing, followed by discussion, consideration, and possible approval of Resolution 2014-917, a resolution of the Common Council of the Town of Camp Verde, Arizona, Yavapai County, an application submitted by Rob Witt, agent for Tierra Verde Holdings, LLC., owner of parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential, 2-acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Highway at Arena del Loma. Staff Resource: Mike Jenkins**
- **Call for STAFF PRESENTATION**
  - **Declare PUBLIC HEARING OPEN**
  - **Declare PUBLIC HEARING CLOSED**
  - **Call for COUNCIL DISCUSSION**

On a motion by Baker seconded by George, the Council voted by majority to approve Resolution 2014-917, a resolution of the Common Council of the Town of Camp Verde, Arizona, Yavapai County, an application submitted by Rob Witt, agent for Tierra Verde Holdings, LLC., owner of parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential, 2-acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Highway at Arena del Loma. Whatley opposed.

Jenkins presented and referred to a PowerPoint presentation, which is attached and becomes a permanent part of this record. Jenkins explained that staff determined this request to be a minor general plan amendment based on Council-approved criteria.

**PUBLIC HEARING DECLARED OPEN:**

Rob Whitt, representative for the applicant provided extensive demographic information of the Town of Camp Verde, and several other communities. He advised that 30% of our citizens live below the poverty level, while 75% of the schoolchildren qualify for subsidized lunches. Capitalizing on the disproportionate disparity, Whitt suggested that it is vital to improve our economy for the working families. To accomplish this, there must be commercial opportunities available. He also noted that the gateways in successful communities are lined with commercial activities to entice visitors. He encouraged Council to approve the requested change, noting that commercial activity in the area would not negatively affect the neighbors, as they are located quite a distance from the project.

Ben Bassous spoke of growing up in Camp Verde and his college experience out of state. Bassous stated when he came home from college there were more businesses that had gone out of business than any built. Bassous stated that he knows several people who have to leave the town to find work to make a living. He felt that changing this commercial property would bring opportunity for growth.

John McReynolds, 40-year resident of Camp Verde, stated he felt that the intent is to better the community. He felt that the community should be proud of what John Bassous has done for this town in the past and this is a positive way to improve the local economy. McReynolds stated his favoritism towards this amendment.

Pete Roulette expressed his support of the change. Roulette indicated that this change would directly affect him personally due to living in the neighborhood, and although it is not his first choice place, it is in the best interest of the town.

John Bassous conveyed his intentions with the proposed change, assuring Council that his considerations are for the benefit of the community.

**PUBLIC HEARING DECLARED CLOSED:**

Gordon, noting that numerous public hearings and input indicated that this area was prime for commercial development, stated that his concern would be how far the commercial land would extend for the protection for

the surrounding residents.

Jenkins explained that such a change would take place as a major general plan amendment, which happens once a year. The intent of the zoning district is to have less intense commercial businesses that are compatible with residential areas.

Gordon inquired about the difference between C2 and C3 zoning and residential property and Jenkins explained the difference.

Whatley inquired what would happen with the remaining 67 acres and asked if there would be more amendment requests.

Jenkins indicated that it would require a major General Plan amendment regardless of the acreage requested for change.

Whatley indicated her concerns about additional properties requesting the same change from Montezuma Castle to Circle K, potential lighting issues and problems with road widening.

Jenkins clarified for Council that should this be approved, potential businesses would have to meet the criteria set forth by the Community Development Department.

Jones read an article from the newspaper referencing Cottonwood and their planning and success for drawing out of town tourists, which could be bringing revenue to the Town of Camp Verde, Arizona. Jones expressed her support of the change and felt it was a step in the right direction.

Vice Mayor Baker thanked the applicant for his care toward the community and inquired if there was any consideration or interest in development.

Bassous indicated there has been nothing established as of yet, there has been dialogs with doctors, restaurants, and several professional services.

Whatley felt this request should have been addressed as a general plan amendment rather than a minor amendment.

Mayor German stated that this town has been planning for years to grow this community, but to continue to do the same thing and expect change is insane. German indicated that this is an opportunity for growth and a start on the right track for economic growth in the community. German stated that residents must put aside their personal wants for the betterment of the community.

8. **Public Hearing, followed by discussion, consideration, and possible approval of Ordinance 2014-A395, an ordinance of the Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting an Amendment to the Zoning Map of the Planning & Zoning Ordinance for parcel 404-18-181D consisting of approximately 24.95 acres from Residential (Single-Family Limited) and Residential (Single-Family) to a zoning of C2 (Commercial: General Sales & Services). Location of property is Montezuma Castle Highway at Arena del Loma. Staff Resource: Mike Jenkins**
- Call for STAFF PRESENTATION
  - Declare PUBLIC HEARING OPEN
  - Declare PUBLIC HEARING CLOSED
  - Call for COUNCIL DISCUSSION

On a motion by Baker seconded Gordon by council voted by majority to approve Ordinance 2014-A395, an ordinance of the Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting an Amendment to the Zoning Map of the Planning & Zoning Ordinance for parcel 404-18-181D consisting of

approximately 24.95 acres from Residential (Single-Family Limited) and Residential (Single-Family) to a zoning of C2 (Commercial: General Sales & Services). Location of property is Montezuma Castle Highway at Arena del Loma. Whatley opposed

Jenkins read the recommendation from the Planning and Zoning Commission and indicated their unanimous approval to the Council.

Baker referenced the Planning and Zoning Minutes and the clarity she received and acknowledged that Commissioner Hough originally was opposed but had changed his mind after the presentation and made the motion

**PUBLIC HEARING DECLARED OPEN:**

Rob Whitt indicated that he would refer the Council to the previous PowerPoint presentation from Item 7.

**PUBLIC HEARING DECLARED CLOSED:**

George stated that the Council states to the public they are in favor of business growth and this is the opportunity to show that to the public.

9. **Public Hearing, followed by discussion, consideration, and possible approval of Ordinance 2014-A396, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an Amendment to the Zoning Map of the Planning & Zoning Ordinance for parcel 403-22-019H, consisting of approximately 4.13 acres from C2 (Commercial: General Sales & Service) to a zoning of C3 (Commercial: Heavy Commercial). Location of property is on parcel 404-22-019H on the West side of State Route 260, North of I-17, approximately .39 miles on parcel 403-22-019H. Staff Resource: Mike Jenkins**

- Call for STAFF PRESENTATION
- Declare PUBLIC HEARING OPEN
- Declare PUBLIC HEARING CLOSED
- Call for COUNCIL DISCUSSION
- 

On a motion by Whatley, seconded by George the Council voted unanimously to approve Ordinance 2014-A396, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an Amendment to the Zoning Map of the Planning & Zoning Ordinance for parcel 403-22-019H, consisting of approximately 4.13 acres from C2 (Commercial: General Sales & Service) to a zoning of C3 (Commercial: Heavy Commercial). Location of property is on parcel 404-22-019H on the West side of State Route 260, North of I-17, approximately .39 miles on parcel 403-22-019H

Owens presented a PowerPoint presentation to Council, which is attached and becomes a permanent part of the record. Owens, referring to the attached staff report, described the property and proposed amendment.

**PUBLIC HEARING DECLARED OPEN:**

Rob Whitt noted the revenue opportunity that this amendment would bring to the town and the potential growth that other business owners will desire to be in the location.

Jim Bachelor, owner of Vince's Auto Body stated there is currently \$6 million in collision repair that goes to Cottonwood with potentially \$3 million coming from the Camp Verde area.

George inquired about the storage of damaged vehicles and the view of the building.

Bachelor indicated that the building is specifically designed to contain the vehicles that will be there and stated that vehicles do not generally stay longer than 1 month. He advised that currently employs six Camp Verde residents and indicated that noise produced from his shop is no louder than an air conditioning Unit.

John Bassous expressed how impressed he was from the quality and condition of the current shop and favoritism toward the employment of local residents.

John McReynolds spoke of his experience with body shops and indicated the cleanliness and professionalism

Jones expressed her favoritism toward the growth and expansion in the community.

Whatley also expressed her favor toward growth and expansion on Hwy 260.

10. **Discussion, consideration, and possible nomination of a member of Council or staff as a candidate for possible election to the Arizona Municipal Risk Retention Pool (AMRRP) Board of Trustees to fill a 4-year term that expires in 2018.** Staff Resource: Russ Martin

Martin explained that this is an elected position that Vice Mayor Baker currently holds and that she has no objection to continuing another 4-year term.

On a motion by Gordon seconded by Whatley, Council unanimously nominated Baker as the member of Council for possible election to the Arizona Municipal Risk Retention Pool (AMRRP) Board of Trustees to fill a 4-year term that expires in 2018.

11. **Call to the Public for items not on the agenda**

John McReynolds gave accolades to staff and Council for their constant hard work for the community.

12. **Council Informational Reports.**

Jones, George, and the Mayor attended the AZ Highways breakfast meeting.

Gordon attended the Verde Valley Fire Department meeting and advised that they are currently balancing their fiscal budget.

Whatley attended a meeting at the Marshals office in preparation for the July 9 meeting regarding water.

13. **Manager/Staff Report**

Martin advised that the library was hosting a meeting and encouraged the Council Members to meet with Library Director Kathy Hellman for updates. Martin reminded Council that there would not be a July 2<sup>nd</sup> meeting and there would be a June 30<sup>th</sup> joint work session with the Planning & Zoning Commission.

14. **Adjournment**

The meeting adjourned at 8:07 pm.



Charles German, Mayor



Marie Moore, Recording Secretary

#### **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 Special/Work Session of the Town Council of Camp Verde, Arizona, held on June 25, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 22 day of July, 2014.



Deborah Barber, Town Clerk