

**MINUTES**  
**TOWN OF CAMP VERDE**  
**COUNCIL HEARS PLANNING AND ZONING MATTERS**  
**MAYOR AND COUNCIL**  
**473 S MAIN STREET, SUITE 106**  
**WEDNESDAY, SEPTEMBER 25, 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 Jesse Murdock, Councilor Joe Butner (via phone), Councilor Bill LeBeau, and Councilor Buck Buchanan were present. Councilor Robin Whatley was absent.

**Also Present**

Community Development Director Carmen Howard, Town Planner Melinda Lee, Town Manager Russ Martin, Town Clerk Judy Morgan 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) Special Work Session – August 28, 2019
- 2) Regular Session – September 4, 2019

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

- 1) Wednesday, October 2, 2019 at 6:30 p.m. – Regular Session
- 2) Wednesday, October 9, 2019 at 5:30 p.m. - Work Session
- 3) Wednesday, October 16, 2019 at 6:30 p.m. – Regular Session
- 4) Wednesday, October 23, 2019 at 6:30 p.m. – Council Hears Planning & Zoning Matters

**c) Possible approval of Special Event Liquor License application for Verde Valley Rangers Sheriff's Posse for Fort Verde Days event, being held on October 11-12, 2019. [Staff Resource: Judy Morgan]**

**d) Possible approval of Special Event Liquor License application for Friends of the Verde River for Jackpot Ranch's State of the Verde Watershed Conference event, for the date of October 29, 2019. [Staff Resource: Judy Morgan]**

**e) Possible approval for the submittal of a Resource Advisory Grant for construction of Camp Verde Loop Trail located at Camp Verde Sports Complex Park. (Staff Resource: Steve Ayers)**

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

**5. Special Announcements and presentations.**

**5.1. Overview of the Defense Reutilization and Marketing Office (DERMO) and Law Enforcement Support Office (LESO) "1033 Program" in which the Marshal's Office participates to procure surplus military equipment for Law Enforcement use. [Staff Resource: Corey Rowley]**

Marshall Corey Rowley explained the Marshal's Office participates in the "1033" Military Surplus program managed by the Defense Reutilization and Marketing Office (DERMO) of the U.S. Government and Law Enforcement Support Office (LESO), which makes surplus military and government equipment available to police agencies to utilize in law enforcement operations. Marshal Rowley introduced Deputy Rotzler, who is in charge of the program in the Camp Verde Office.

Deputy Rotzler explained the Marshal's Office has obtained a variety of items and equipment from this program, which has saved the Town a large amount of money they otherwise may have spent to purchase these items for "normal" police functions or to respond to emergencies. He showed slides of some of the equipment they have purchased. He explained through this program most things are free except for shipping costs and they only purchase items in A/B categories. There have a list of additional items they would like to acquire.

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

J. Hacker- stated she was a victim in a crime and she has found that Camp Verde has no victim services program. She would also like a Special Council appointed to review her misdemeanor case.

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

**7.1. Public Hearing, Discussion and Possible Approval of Ordinance 2019-A446, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona for a Zoning Map Change from RS (Residential and Service) to RS-PAD (Residential and Services, Planned Area Development), to provide 4 RV sites for transitional resident housing. The 1-Acre Parcel is located at 2480 N. Arena Del Loma, Parcel No. 403-19-137, in Camp Verde, Yavapai County, Arizona. And providing that this ordinance shall be effective thirty (30) days after its passage and approval according to law. [Staff Resource: Melinda Lee]**

- **Staff Comments-** Town Planner Melinda Lee explained the current application is to create a Planned Area Development (PAD) to develop an area to house four (4) recreational vehicles. This program is called "Abide Next Step", providing for graduation to the next phase of their program. The RV spaces will serve as transitional housing to teach program participants how to manage their own households and start saving for future residences. She reviewed the program's history. The applicant has gone through all the requirements for public input. They only had two neighbors comment. (1)- A neighbor is concerned about storage, and (2)- A neighbor is concerned about the proposed retaining wall, and up-keep of the RV Park.

Ms. Lee stated as part of the PAD process there will be a Final Site Plan Review to show more detail on the design. This project complies with the General Plan. She showed a map of the surrounding uses and an aerial view of the property. Staff supports the request and recommends approval of the project.

- **Public Hearing Open - 7:02 p.m.**

*John White*- a neighbor, asked if it is possible to approve with a contingency. He is concerned that if Abide outgrows the space and sells this property, the new owner could have 4 open spaces and then would not have to abide by the rules that are originally set. The area could be destroyed. Mayor German stated he could ask legal counsel to make a determination on that. Community Development Director Carmen Howard stated the PAD Zoning would run with the land and would continue with any other owners. Councilor Murdock asked if there was a way to place a "Sunset" if land exchanges hands. Ms. Howard stated it is not something that she's ever encountered and would not recommend this. Council talked about other options that might work. Vice Mayor Jenkins wanted to clarify if these spaces are for RV's and not mobile homes. Ms. Howard stated yes they are for RV's. Vice Mayor Jenkins asked if the residents would own the RV's and take them when they left the program. Representative of Abide, Michelle stated the residents will own them and take with them when they leave.

Bill Feldmeier, Representative of Abide, stated they are very pleased with this location and the neighbors. Allowing RV's is a key component to clients completing the program.

Ron Boseman, a neighbor, stated this will be a big improvement from what it is now.

- **Public Hearing Closed - 7:09 p.m.**

- **Council Discussion**

Councilor Murdock has heard wonderful things about program, and is in favor of this project.

**Motion** made by Councilor Murdock to approve an application for a zoning map change, as requested by the property owner, Abide Maternity Home, from RS (Residential-Services) to RS-PAD (Residential-Services, Planned Area Development), to develop four (4) recreational vehicle spaces for transitional housing. The property is located at 2480 N. Arena Del Loma, on Parcel 403-19-137. Second was made by Councilor Buchannan. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Murdock, LeBeau, Butner and Buchanan approving.

**7.2. Public Hearing, Discussion, and Possible Approval of Ordinance 2019-A447, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona for A Zoning Map Change from RR-2A (Rural Residential, 2-Acre minimum lot size) to apply Uniform Zoning of M1 (Industrial-General) throughout the property, on Parcel No. 403-16-002C, in Camp Verde, Yavapai County, Arizona, and providing that this ordinance shall be effective thirty (30) days after its passage and approval according to law. [Staff Resource: Melinda Lee]**

- **Staff Comments** - Community Development Director Carmen Howard is recusing herself from this item because of a potential perceived conflict of interest.

Town Planner Melinda Lee stated the property has dual zoning on it; M1 (Industrial: General) and RR-2A (Residential: Rural, 2- Acre Minimum Lot Size). The dual zoning for the property is not necessary and as a general practice within the department, is

requested to be resolved whenever possible. Dual zoning can create problems with zoning enforcement. The current property owner has begun the process of growing hemp on the property, and intends to begin manufacturing tiny homes on the site in the future. The applicant will work with staff at a later date for this phase of proposal. There is an approved Temporary Use Permit for the recreational vehicle on site, for caretaker's quarters, which will be replaced with permanent caretaker's quarters.

The applicant has gone through the public input process and no comments have been received. Ms. Lee showed the property in a slide show. This project complies with the general plan and will encourage employment opportunities. Staff supports the project.

- **Public Hearing Open - 7:21 p.m.**

John Bradshaw was in attendance and available for questions. Councilor Butner asked Mr. Bradshaw if he would be using the property as a Medical Marijuana grow area. Mr. Bradshaw stated no it is a hemp farm. It is federally legalized and will be used for hemp/CBD production.

- **Public Hearing Closed - 7:23 p.m.**

- **Council Discussion - Motion** made by Councilor LeBeau to recommend approval of an application for zoning map change on a portion of a property, as requested by the property owner, CCJB Holdings, from RR-2A (Residential: Rural, 2-acre minimum lot size) District to match the zoning of M1 (Industrial: General) on the remaining portion of the property, located at 3905 W. Old State Highway 279, on Parcel 403-16-002C. Second was made by Vice Mayor Jenkins. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Murdock, LeBeau, Butner and Buchanan approving.

**7.3. Presentation and possible direction to staff regarding request by CCJB Holdings, LLC for annexation into the Town of Camp Verde for parcels 407-21-015H, 015G, 015A, 015C and 015E located at 3445 South Grapevine Way. (Staff Resource: Steve Ayers)**

Economic Development Director Steve Ayers explained that CCJB Holdings has recently completed the purchase of the Alcantara Vineyard located at 3445 S. Grapevine Way. Mr. Bradshaw would like to annex into the Town of Camp Verde.

Mr. Ayers stated he did have a conversation with the City of Cottonwood's Town Manager and there won't be any objections.

Applicant John Bradshaw stated this is a lease purchase agreement and it made a lot of sense to consolidate into the same town as the rest of their investments.

Councilor Butner asked what Mr. Bradshaw planned to use the property for. Mr. Bradshaw stated it would have a vineyard, wine making, a restaurant, lodging, and a tour company.

Mr. Ayers stated they are talking about applying for a grant to build out a good quality waste water treatment facility on the property. This could delay the actual annexation.

Vice Mayor Jenkins asked for the ROI and how it would benefit the Town of Camp Verde. Mr. Ayers stated it is a long standing wine business. Camp Verde could collect sales tax.

Town Manager Russ Martin stated Council is not approving annexation tonight, Council would just be giving staff direction if they are interested. It would be give and take as they work through the process.

**Motion** made by Councilor Murdock to direct staff to follow up regarding the request by CCJB Holdings, LLC for annexation into the Town of Camp Verde for parcels 407-21-015H, 015G, 015A, 015C and 015E located at 3445 South Grapevine Way. Second was made by Councilor LeBeau. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Murdock, LeBeau, Butner and Buchanan approving.

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

No public comment.

**9. Council Informational Reports.**

Mayor German attended the 9-11 Memorial held at the Ramada.

**10. Manager/Staff Report**

Town Manager Russ Martin:

- Lighting for the arena has been delivered.
- Would like to schedule an Executive Session for the quarterly Town Manager review/catch-up. He asked Council to provide their availability on October 2<sup>nd</sup>.

**11. Adjournment**

Mayor German adjourned the meeting at 7:50 p.m.



Mayor Charles German

Attest:



Virginia Jones, CMC, Deputy Town Clerk

**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 September 25, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 22 day of October, 2019.



Virginia Jones, CMC, Deputy Town Clerk