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**AGENDA
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, DECEMBER 20, 2017 at 6:30 P.M.**

If you want to speak ON ANY ITEM ON THE AGENDA, PLEASE complete the Request to Speak Form

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. Call to Order

2. Roll Call. Councilor Jackie Baker, Councilor Buck Buchanan, Councilor Dee Jenkins, Councilor Brad Gordon, Councilor Robin Whatley, Vice Mayor Jessie Murdock, and Mayor Charles German.

3. 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, December 27, 2017 at 6:30 p.m. – Council Hears Planning & Zoning –CANCELLED per Resolution 2017-972
- 2) Wednesday, January 3, 2018 at 6:30 p.m. – Regular Session
- 3) Wednesday, January 10, 2018 at 5:30 p.m. – Work Session
- 4) Wednesday, January 17, 2018 at 5:00 p.m. – Special/Executive Session
- 5) Wednesday, January 17, 2018 at 6:30 p.m. – Regular Session
- 6) Wednesday, January 24, 2018 at 6:30 p.m. – Council Hears Planning & Zoning
- 7) Wednesday, January 31, 2018 at 5:30 p.m. – Special/Executive Session

5. Special Announcements and presentations.

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))

- Page 5
- 7. Business. Legal action can be taken.**
- 7.1. Discussion, consideration and possible approval of a reallocation of Streets Maintenance Budget of up to \$50,000 and reallocation of Streets Paving of up to \$100,000 for purchase of equipment necessary to acquire millings for current and future road maintenance needs.** Staff Resource: Russ Martin
- 11 **7.2. Discussion, and possible direction to staff regarding the Yavapai-Apache Nation Gaming Compact (Prop 202) Funding Proposal.** Staff Resource: Russ Martin
- n/a **7.3. Update and Discussion related to the current status of the Public Safety Retirement System.** Staff Resource: Russ Martin
- 8. Public Hearing Agenda. Public hearing, discussion and possible action.**
- 13 **8.1. Public Hearing, Possible Approval or denial of Ordinance 2017-A421, an Ordinance 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 from C2-4 (Commercial: General Sales & Service, 4,000 square foot minimum lot sizes) to C2 PAD (Commercial: General Sales & Services, Planned Area Development), to develop an RV Park on approximately .42 acres property. The property is located at 27 W. Head Street, Parcel 404-28-063J. -Application submitted by John Stoumbis [Staff Resource: Carmen Howard]**
- 8.1.1. Staff Comments**
- 8.1.2. Public Hearing Opened**
- 8.1.3. Public Hearing Closed**
- 8.1.4. Council Discussion and possible action.**
- 9. Call to the Public for items not on the agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**
- 10. 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.
- 11. 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.

12. Adjournment

Posted by: VJONESDate/Time: 12-14-17 11:15 A.M.

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021

38-431.01 Meetings shall be open to the public

A. All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All Legal Action of public bodies shall occur during a public meeting.

- Bashas's Community Board
- Town Hall
- Website

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Agenda Item 7.1.



Town of Camp Verde

Meeting Date: December 20, 2017

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Action/Presentation
- Work Session Agenda

Requesting Department: Public Works Streets Division

Staff Resource/Contact Person: Russ Martin/Stacey Perry

Agenda Title (be exact): Discussion, consideration, and possible approval of a reallocation of Streets Maintenance Budget of up to \$50,000 and reallocation of Streets Paving of up to \$100,000 for purchase of equipment necessary to acquire millings for current and future road maintenance needs.

List Attached Documents:

1. Samples from what types of equipment considered.

Estimated Presentation Time: 5 minutes

Estimated Discussion Time: 15 minutes

Reviews Completed by:

Department Head: Russ Martin/Ron Long

Town Attorney Comments: N/A

Finance Department: Budget Code(s):

Street Maintenance	20-480-20-770000	Budgeted: \$126,000	Remaining: \$66,000
Street Paving	03-480-20-871400	Budgeted: \$450,000	Remaining: \$413,000

Background Information:

Staff is requesting purchasing approximately \$130,000 of equipment to haul millings stored in Cordes Junction to our yard at 260&17. They have allocated at least 15,000 tons to Camp Verde if we can haul them to our yard. We have asked for general pricing for hauling and that has ranged from \$7-\$10/ton. So we are looking at about \$105,000 on the low end to \$150,000 on the high end to take advantage of the offer of free milling material. We will continue to need millings for potential use at the new park and to give a good idea of how much a ton is the estimate for the completed parking lot is around 500 tons. We are currently estimating we have less than 1000 tons and continue to use regularly to build or shore up road edges. This is expected to continue to be in demand as we have many more roads to work on.

Staff believes that we could expend similar amounts in our budget to acquire the millings, but present the opportunity to buy used/new truck, trailer and belly dump trailers to complete this project for about the same amount out of pocket is difficult to pass by. We do expect to take months to accomplish this as work orders, regular crack seal, maintenance, etc. will still need regular attention and will remain of primary concern, but accomplishing future road projects necessitate we bring this type of material in as ADOT has limited how this material can be taken from sites now, including our attempts to get material off of the Highway 260 expansion.

We have identified several similar equipment vendors and believe we can purchase the necessary equipment for around \$130,000, however as we continue to evaluate the actual equipment we want to ensure we do not undercut better/longer term equipment value in the process thus the request for up to \$150,000. Additional equipment is necessary and will be identified in the 2019 budget, however, the timing of this is intended to take advantage of the winter weather that can limit street maintenance activities. The equipment also allows us to acquire belly dump haulers that can be helpful in efficiency of road projects. Additionally, the equipment hauler would allow us to limit driving backhoe, loader, etc. to job sites around Town saving equipment hours/maintenance issues.

To pay for this requires a budget reallocation from street maintenance that is generally used for regular maintenance of the streets including material necessary to maintain roads, road edges, etc.. Also from street paving that has been used to a complete chip seal program intended to have the entire Town completed in 5 years. The location for this year was to be Highway 260 Corridor but because of construction and ultimately connections new roads will make to 260 it was felt to delay this a year until 260 was complete. The prep work on Middle Verde will continue in hopes another annual allocation in FY 2019 will allow for an even better economy of scale completing more of the 7 areas identified in the annual plan in the fall of 2018.

So this area will not be spent except for continued preparation of next year's chip seal. Use of these funds goes well with the original intent of the budget but is necessary to complete the transaction requested by staff.

Recommended Action (Motion):

Move to authorize reallocation of up to \$50,000 from Street Maintenance and \$100,000 from Street Paving budgets to purchase equipment necessary to haul millings not to exceed \$150,000.



Freightliner of Arizona, LLC

9899 W. Roosevelt St.
Tolleson AZ, 85353
Phone: (623) 907-9900

Buyers Order

DE-03665
12/12/2017
BN95154JH

Contact: Javier Hernandez - Email: Javierh@fswaz.com

Bill To: PROS-002184
TOWN OF CAMP VERDE
935 S MAIN STREET
CAMP VERDE AZ 86322
Phone:

Ship To:
TOWN OF CAMP VERDE
935 S MAIN STREET
CAMP VERDE AZ 86322

Stock#: 156056 Used 2012 FREIGHTLINER M2 112
VIN: 1FUBC5DV8CHBN9515 Mileage: 88339

Price: **\$55,000.00**

Unit Price: **\$55,000.00**

FET: \$0.00 - Tire Credit: \$0.00

Net Difference	\$55,000.00
= Net FET	\$0.00
State Sales Tax	\$4,590.00
Document Fee	<u>\$175.00</u>
Total Vehicle Sale Price	\$59,765.00
Net Total	\$59,765.00

Legal title to the described vehicle(s) does not pass to purchaser until such time as title to any trade-in is proven to the satisfaction of FREIGHTLINER OF ARIZONA LLC to be unencumbered and purchaser's check or draft, if any, has been verified and has cleared. This is to certify that this is a true and correct Bill of Sale.

WARRANTY DISCLAIMER & PURCHASER'S ACKNOWLEDGEMENT: The vehicle or equipment is sold in "As Is" condition without any representation or warranty, express or implied, from FREIGHTLINER OF ARIZONA LLC including without limitation, as to its condition, repair merchantability, or fitness for its particular purpose unless otherwise described in writing on any other document delivered by FSWAZ to Purchaser. This order is subject to managers approval.

Dealer: Freightliner of Arizona, LLC
(Printed)

Customer: TOWN OF CAMP VERDE
(Printed)

By: _____
(Signature)


By: _____
(Signature)

Date

Date

SWORN to and SUBSCRIBED before me this _____ day of _____, _____, Notary Public: _____

Customer: **Camp Verde AZ**
 Address:
 E-Mail: stacy.perry@campverde.az.gov
 Contact: Stacy Perry
 Phone: 480-262-5681
 Cell:
 Fax:

Description of Purchase			
Year	2018		
Make/Model	Gallegos Double belly dumps		
Stock/Unit #		VIN	Unit Price
			\$54,250.00
Specs:			
Double Bottom Dumps 12 cubic yards per trailer Gates: H50 Ca 12" gauge steel 60 gallon air tank Hutch H9700 leaf suspension 25,000 lbs axles Haldex Gold Seal Brake Chambers Haldex auto slack adjusters Aluminum rear fenders LED Alcoa aluminum wheels 11R 24.5 Triangle tires Cramaro electric tarp Turn table connection for 2nd trailer			
Total Optional Equipment & Accessories			

Itemized Charges & Fees	
Title and license Fees	\$0.00
Dealer Admin Fee	\$399.00
Freight	\$0.00
Total Itemized Charges & Fees	\$399.00

Selling Price Summary		
Sales Price		\$54,250.00
	N/A	\$0.00
	N/A	\$0.00
	Trade-In	\$0.00
Net Selling Price		\$54,250.00
	Optional Equipment & Accessories	\$-
	Itemized Charges & Fees	\$399.00
	FET	\$6,157.32
	Sales Tax 7.8%	\$4,231.50
Total Amount Due		\$65,037.82
	Down Payment	\$-
Balance or Amount Financed		\$65,037.82

Trade Information	
Trade One:	
Pay off:	\$0.00
Allowance:	\$0.00
Equity	\$0.00

Loan Information	
Finance Company	0
Address	0

Delivery Date: 8-10 weeks
 F.O.B. Location: Chandler, AZ
 Deposit Taken:
 Quote Expiration:

Manager Signature _____ Date _____

Buyer Signature _____ Date _____

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\$18,740.00 Factory Direct

Deluxe Drop Deck Flatbed Trailer - 55,000 GVWR / 39.5 ft.

1/6

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Agenda Item 7-2

Possibly for Council discussion?

We have not in the past several years (I've never done it another way) done anything formal and let the amount/what for come from the Nation, do we want to do something different this year? Attached is last year's letter for reference.

Russ

From: Karla Reimer [<mailto:kreimer@yan-tribe.org>]
Sent: Friday, December 1, 2017 3:44 PM
To: Charles German <Charles.German@campverde.az.gov>; Russ Martin <Russ.Martin@campverde.az.gov>; cgallagher@jerome.az.gov; thomas.thurman@yavapai.us; DeShannan Young <DeShannan.Young@yavapai.us>; randy.garrison@yavapai.us; Doug.Vongausig@clarkdale.az.gov; Gayle Mabery (Gayle.Mabery@clarkdale.az.gov) <Gayle.Mabery@clarkdale.az.gov>; Jill Morgan (JMorgan@sedonaaz.gov) <JMorgan@sedonaaz.gov>; Tribal Council <TribalCouncil@yan-tribe.org>; telinski@cottonwoodaz.gov
Cc: Karla Reimer <kreimer@yan-tribe.org>
Subject: Prop 202 Funding Proposals

Good Afternoon,

The Yavapai-Apache Nation is asking for your Prop 202 Funding Proposals. You may either email to kreimer@yan-tribe.org or mail to: Yavapai-Apache Nation, Attn: Karla Reimer, 2400 West Datsi Street, Camp Verde, AZ 86322. Please turn in your request by Tuesday, January 2, 2018.

The request should include entity name, point of contact, address, phone number and email. The proposal should also include what your needs are and prioritize if you have several projects, even if it is a portion of a project that you are trying to complete.

If you have any questions feel free to contact me by email or at 928-301-6181. The Nation's Office will be closed December 22nd through January 1, 2018.

Happy Holidays!

Karla Reimer
Office Manager/Council Secretary
Yavapai-Apache Nation
2400 West Datsi Street
Camp Verde, AZ 86322
Email: kreimer@yan-tribe.org
Ph 928-567-1003
Cell: 928-301-6181



Town of Camp Verde

Gateway to the Verde Valley

◆ 473 S. Main Street, Suite 102 ◆ Camp Verde, Arizona 86322 ◆

◆ Telephone: 928.567.6631 ◆ Fax: 928.567.9061 ◆

◆ www.campverde.az.gov ◆

January 3, 2017

Yavapai-Apache Nation
Attn: Karla Reimer
2400 W. Datsi Street
Camp Verde, AZ 86322

Re: Proposal for the Distribution of Gaming Revenue Sharing

Honorable Chairwoman and Yavapai Apache Nation Tribal Council Members:

Thank you for this opportunity to submit our proposal to you for consideration. Since 2008, the Nation has contributed to the Town of Camp Verde to fund projects and programs, such as Parks & Recreation children's programs, Senior Center, the Heritage Pool, the library building fund, the library endowment, and tutoring programs for our schools that continue to need funding. In addition, the Town has served as a pass-through agent on your behalf for Verde Valley school districts even outside our jurisdiction.

This past year we gratefully received \$20,629 and used it to support the cost of operating and continued upgrades at the community pool and allocated towards to the cost of parks and recreation programming including our popular swimming and basketball programming both of these programs together cost over \$50,000 every year beyond what we recoup in fees. In addition we used monies to offset the costs associated with the completion of the Community Library that opened in November, of which you have been a valued contributor in the past as well.

This year we are rebuilding our roof after remodeling the floor and bleachers in recent years for the Community Gym and will be remodeling the kitchen which services our youth and seniors as well as the once weekly community meal served to those less fortunate within our community. These costs are expected to be \$150,000 in costs and would hope you could contribute to this community project.

As always we appreciate any allocation you can place towards these or other programs as always including our work with the seniors on their continuing needed repairs at the Senior Center, currently in need of heat and cooling system replacements. We are very grateful for your support, partnership, and good stewardship. Without your support, we cannot offer these services and improvements to all in our community. Again, thank you for this opportunity to partner with you in this endeavor in utilizing these funds intended to better our collective community.

Respectfully yours,

Charles C. German, Mayor
Town of Camp Verde



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939



Town of Camp Verde



Agenda Item Submission Form / Section I: Cover Sheet
C2 PAD Rezone Application/Dulce Verde RV Park

Meeting Date: December 20, 2017

- Consent Agenda
- Recommendation to Council
- Executive Session Requested
- Presentation Only
- Action/Presentation

Requesting Department: Community Development
Staff Resource/Contact Person: Carmen Howard, Community Development Director

Applicant: John Stoumbis
Application: Zoning request to change the zoning for a .42-acre parcel located at 27 W Head Street from C2-4 to C2 PAD (Commercial: General Sales & Service, Planned Area Development) to develop a 9- or 10- unit recreational vehicle park.

Agenda Title (be exact):

PUBLIC HEARING, POSSIBLE APPROVAL OR DENIAL FOR ORDINANCE 2017-A421, AN ORDINANCE 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 FROM C2-4 (COMMERCIAL: GENERAL SALES & SERVICE, 4,000-SQUARE-FOOT MINIMUM LOT SIZES) TO C2 PAD (COMMERCIAL: GENERAL SALES & SERVICES, PLANNED AREA DEVELOPMENT), TO DEVELOP AN RV PARK ON AN APPROXIMATELY .42 ACRE PROPERTY. THE PROPERTY IS LOCATED AT 27 W. HEAD STREET, PARCEL 404-28-063J.

List Attached Documents:

- Staff Report, Sections I & II
- Ordinance 2017-A421
- Application
- Letter of Intent
- Proposed Site Plan
- Maneuverability
- Zoning Map
- Neighborhood Meeting Affidavit, Notification List & Letter, Summary & Comments
- Draft Minutes from the Dec 7, 2017 Planning & Zoning Commission Public Hearing with Recommendation to Council

Estimated Presentation Time: 10 minutes.
Estimated Discussion Time: 30 minutes

Reviews Completed by:

- Department Head: Carmen Howard
- Town Attorney

**Exhibit A – Staff Report Section II: Zoning Map Change C2 Planned Area Development
Application / Dulce Verde RV Park**

Town of Camp Verde: December 20, 2017 Town Council

BACKGROUND:

The applicant, John Stoumbis, is requesting a zoning map change to change the zoning of his property for a Planned Area Development (PAD), in a C2-4 District (Commercial: General Sales & Service, 4,000 Square-Foot Minimum Lot Sizes), to develop a recreational vehicle park. The option for a PAD was chosen in order to provide the basis for continuous use and the ability to utilize flexibility in the site design. This option is available under Use Districts in Section 203.G2.c.1 and Planned Area Development regulations, Section 203.L.

Mr. Stoumbis is proposing a small RV Park of approximately 9-10 spaces on a .42-acre parcel. Under the RV Park development regulations, the required space size of 1500 square feet would not permit this number of spaces; however, the applicant has been able to prepare a site plan, with the assistance of an engineer, which demonstrates how the recreational vehicle unit parking, vehicle parking, maneuverability, and proper separations may be achieved within reduced areas for the RV spaces. The spaces are proposed to be 37 ft x 25 ft; 925 square feet. There will be an on-site office with 2 parking spaces, restrooms, and laundry facility. The proposal was based on a similar RV Park, owned and operated by Mr. Stoumbis, in Cottonwood.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

- The applicant posted the subject property and mailed out letters to property owners within 300', which invited them to the neighborhood meeting on September 12, 2017.
- The meeting was held at JT's Bistro at 348 S. Main Street. There were 7 attendees at the meeting; 2 of which were associated with applicant. From the public, there were 5 in attendance that had concerns about the request and were involved in the discussion.
- Community Development Staff mailed out nineteen [19] letters to properties owners within three hundred (300) feet of the subject parcel on September 15, 2017. This letter advised the neighbors of the tentative Planning & Zoning Public Hearing and Town Council meeting dates, times, and location.
- A Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on 11/12/17 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property at 27 W. Head Street, and in public places on November 13, 2017, by Community Development Staff.
- The Planning & Zoning Commission held a Public Hearing on the matter December 7, 2017 and forwarded a recommendation of approval to the Town Council.

COMMUNICATIONS FROM THE PUBLIC:

Staff has received no comments from the public regarding this request.

GENERAL PLAN:

This property is located at the corner of 1st Street and Head Street, within the Downtown Character Area. This area has a mix of single-family and multi-family uses, as well as mixed commercial uses. It includes Camp Verde’s historic district and Main Street district.

Goal A in this Character Area states “Promote mixed-use development while protecting the Town’s historic character”; further, A.2 states “Encourage mixed-use development with multi-modal connections” and A.5 states “Promote and integrate principles such as walkability, multi-modal transportation options and trails connectivity, public spaces, and streetscapes”.

- This property is located one block east of Main Street and south of Hollamon Street. The surrounding properties include the fire department, a church, a four-plex, and a single family residence. The addition of an RV Park will expand the mixed-use options to include additional lodging facilities within the district.
- It is within walking distance of the Town offices, restaurants, and shopping. The location was chosen for its proximity to these amenities, which would benefit both the visitors to the RV Park and the businesses nearby. With transit options becoming more integrated into the Town, the location of Main Street will encourage visitors to use transit for their local traveling.
- The location chosen supports the strategy to promote “trails connectivity and public spaces” due to its walkability to historic elements such as the museum, Fort Verde State Park, and the historic buildings along Main Street.
- The proposed development includes landscaping throughout the project, which will enhance the streetscape for this section of Head Street and 1st Street, support the Town’s motto of being a “tree city”, and protect the downtown’s character.

STAFF RECOMMENDATION:

Staff recommends approval of the application for C2 PAD (Commercial: General Sales & Service, Planned Area Development) to develop a 9- or 10- unit recreational vehicle park.

RECOMMENDED MOTION:

A MOTION TO APPROVE AN APPLICATION TO CHANGE THE ZONING CLASSIFICATION FROM C2-4 DISTRICT (COMMERCIAL: GENERAL SALES & SERVICE, 4,000-SQUARE-FOOT MINIMUM LOT SIZES) TO C2 PAD (COMMERCIAL: GENERAL SALES & SERVICE, PLANNED AREA DEVELOPMENT), AS REQUESTED BY THE PROPERTY OWNER, JOHN STOUMBIS, TO DEVELOP AN RV PARK. THE PROPERTY IS LOCATED AT 27 W. HEAD STREET, ON PARCEL 404-28-063J.



ORDINANCE 2017 A421

AN ORDINANCE 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 FROM C2-4 (COMMERCIAL: GENERAL SALES & SERVICE, 4,000-SQUARE-FOOT MINIMUM LOT SIZES) TO C2 PAD (COMMERCIAL: GENERAL SALES & SERVICES, PLANNED AREA DEVELOPMENT), TO DEVELOP AN RV PARK ON AN APPROXIMATELY .42 ACRE PROPERTY. THE PROPERTY IS LOCATED AT 27 W. HEAD STREET, PARCEL 404-28-063J; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600, C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning & Zoning Ordinance by allowing for zoning amendments after public hearings.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE AS FOLLOWS:

Section 1. The Town Council hereby finds as follows:

A. A request for **Zoning Map Change 20170271** was filed by John Stoumbis, owner of parcel 404-28-063J located at 27 W. HEAD STREET, to rezone the subject parcel from **C2-4 (COMMERCIAL: GENERAL SALES & SERVICE, 4,000-SQUARE-FOOT MINIMUM LOT SIZES) TO C2 PAD (COMMERCIAL: GENERAL SALES & SERVICE, PLANNED AREA DEVELOPMENT)** to develop an RV Park. The legal description is attached as exhibit "A" and the map as exhibit "B".

B. The Planning & Zoning Commission reviewed the request on December 7, 2017 in a public hearing that was advertised and posted according to state law and recommended approval of **Zoning Map Change 20170271**.

C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and is in conformity with the Town of Camp Verde General Plan.

D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as exhibit "C".

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 20TH DAY OF DECEMBER, 2017.

Charles German - Mayor

Date: _____

Approved as to form:

Attest: _____
Judith Morgan, Town Clerk

Bill Sims - Town Attorney

SEP 25 '17 PM 12:04



Land Use Application Form

1. Application is made for:

- | | | |
|---|------------------------------------|------------------------|
| Zoning Map Change | Use Permit | General Plan Amendment |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| <u>PAD Zoning</u> | Variance | Sign |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Appeal | Verification of Non-Conforming Use | |
| Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: Dulce Verde

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Jerome H. Wright
 Address: 3216 W. Liberty St
 City: Reno State: NV Zip: 89501
 Phone: _____
 E-mail: _____

Applicant Name: John Staumbis
 Address: 927 W. Apache Tr.
 City: Camp Verde State: Az Zip: 86322
 Phone: 480-234-3285
 E-Mail: elgolfortcks@gmail.com

4. Property Description: Parcel Number 404-28-003j Acres: .40

Address or Location: 27 W. Head Street

Existing Zoning: C2-4 Existing Use: Vacant Land

Proposed Zoning: PAD Proposed Use: RV PARK

5. Purpose: (describe intent of this application in 1-2 sentences)

CHANGE CURRENT ZONING FROM C2-4 TO PAD TO ALLOW
SMALL RV PARK
C2 District (G)(2)(C) (PENDING REZONING)

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land effected by this application and hereby consent to this action.

Owner: [Signature] Date: 9/11/17 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 9-8-17

John Stoumbis
927 W. Apache Tr.
Camp Verde, Arizona 86322
September 9, 2017

TOWN OF CAMP VERDE
473 S. Main ST.
Camp Verde AZ 86322

LETTER OF INTENT

My wife Rebecca Herd and I are proposing to build a small RV park at 27 W. Head Street, on the S.W. corner of First St. and Head. The lot is currently vacant and undeveloped.

We both have several years of real estate management, and RV park ownership and management. We currently own Old Town Cottonwood RV Park in Cottonwood, at 427 N. 15th St. We bought it about 5 years ago as a distressed property needing love and a face lift. The google maps picture show what it looks like now as well as a picture from before we owned the property.

We are requesting that you attend our neighborhood meeting on September 30, 2017 at 8 am at JT's Bistro across the street from the Circle K. This meeting will be to inform every one of the projects impact on the neighborhood, the construction time frame, landscaping, etc. We will also provide photos of our current RV property to help everyone picture our plans for the new park

The new park should be 12 spaces, with dog run, office, on site laundry room, maintenance room, a communal BBQ area. We plan on planting a minimum of 20 trees, as they add shade to RV's, beauty and increase the motto of our city. If possible on the frontage to Head St. a green belt area in the set back. I feel that this location would be ideal to get visitors down town, as many shops and restaurants, and points of interest are easy walking distances.

Thank you for your time and interest. I look forward to hearing from you.

Sincerely,



John Stoumbis

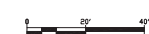
Proposed Site Plan for Dulce Verde RV Park



EXHIBIT

OWNER/DEVELOPER
JOHN STROUMBIS
480-234-3285

NOTES
NO TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS ANALYSIS. THE AERIAL IMAGE IS FROM OPEN SOURCES AND ALIGNED BASED ON AVAILABLE DATA.



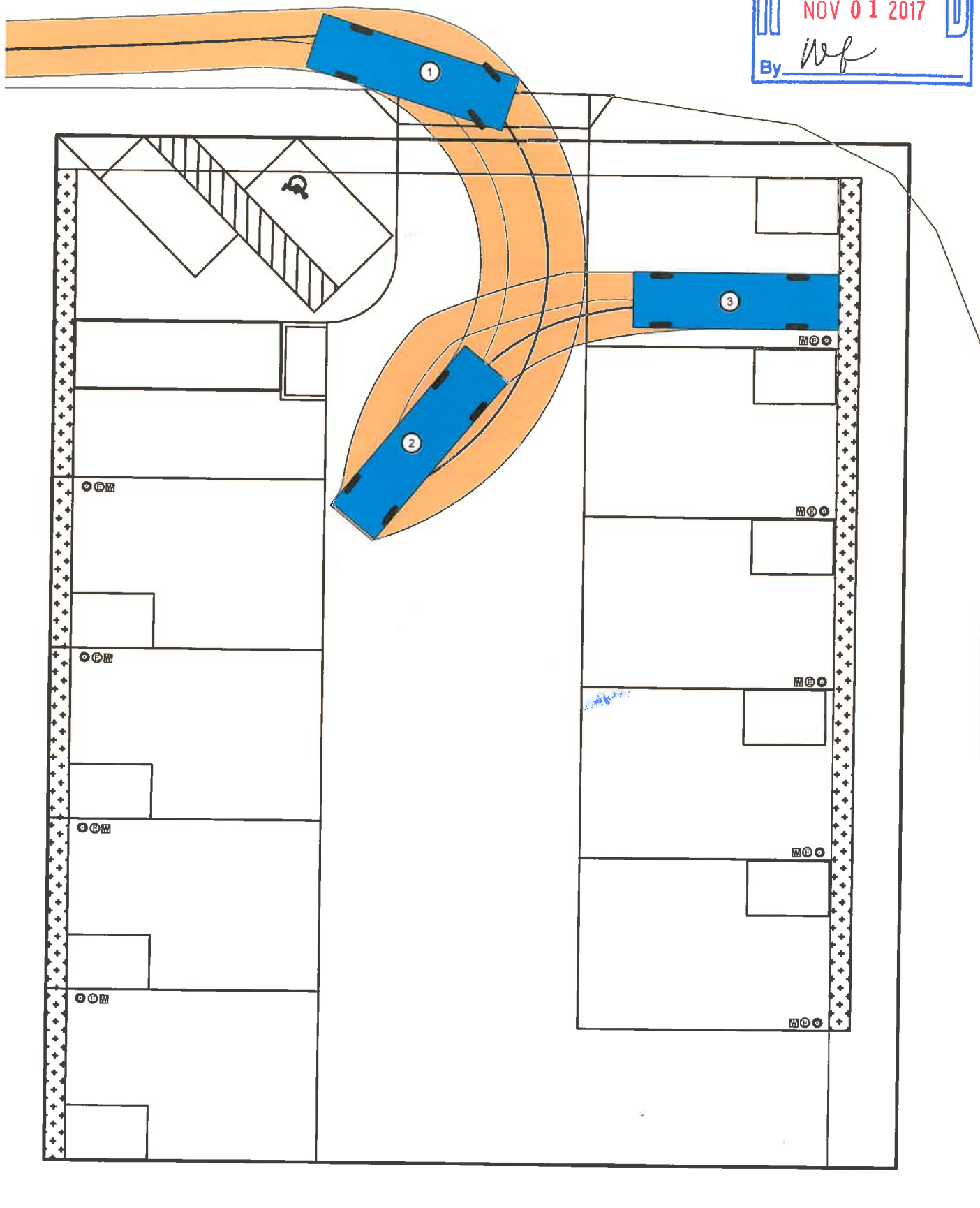
NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY.
DULCE VERDE RV PARK
RV PARK CONCEPT



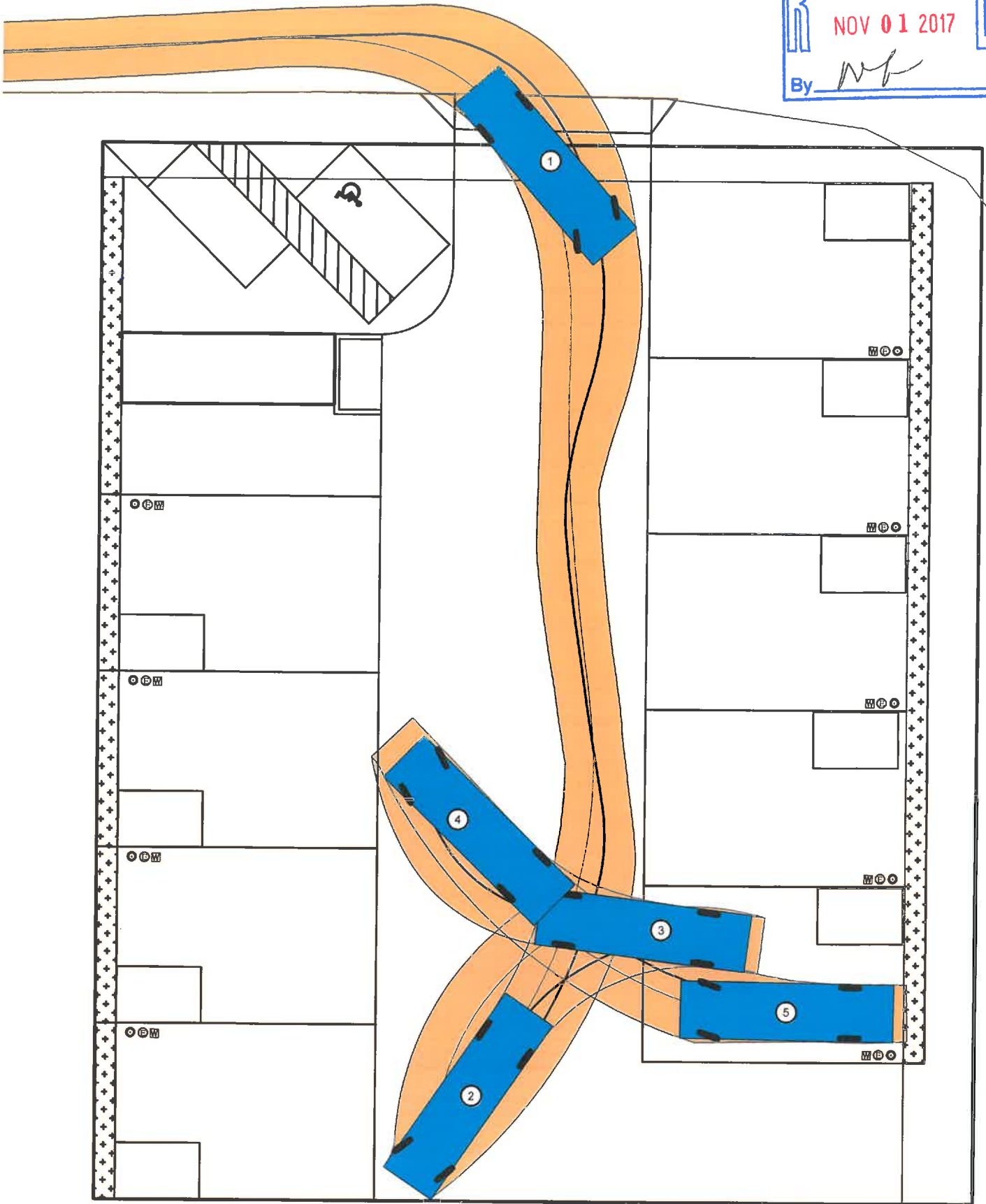
CONCEPT 5		
DATE 10/31/17	DRAWN NMW	SHEET 1 OF 1
SCALE 1"=20'	CHECKED KG	PROJECT NO. 17-1013CE

2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 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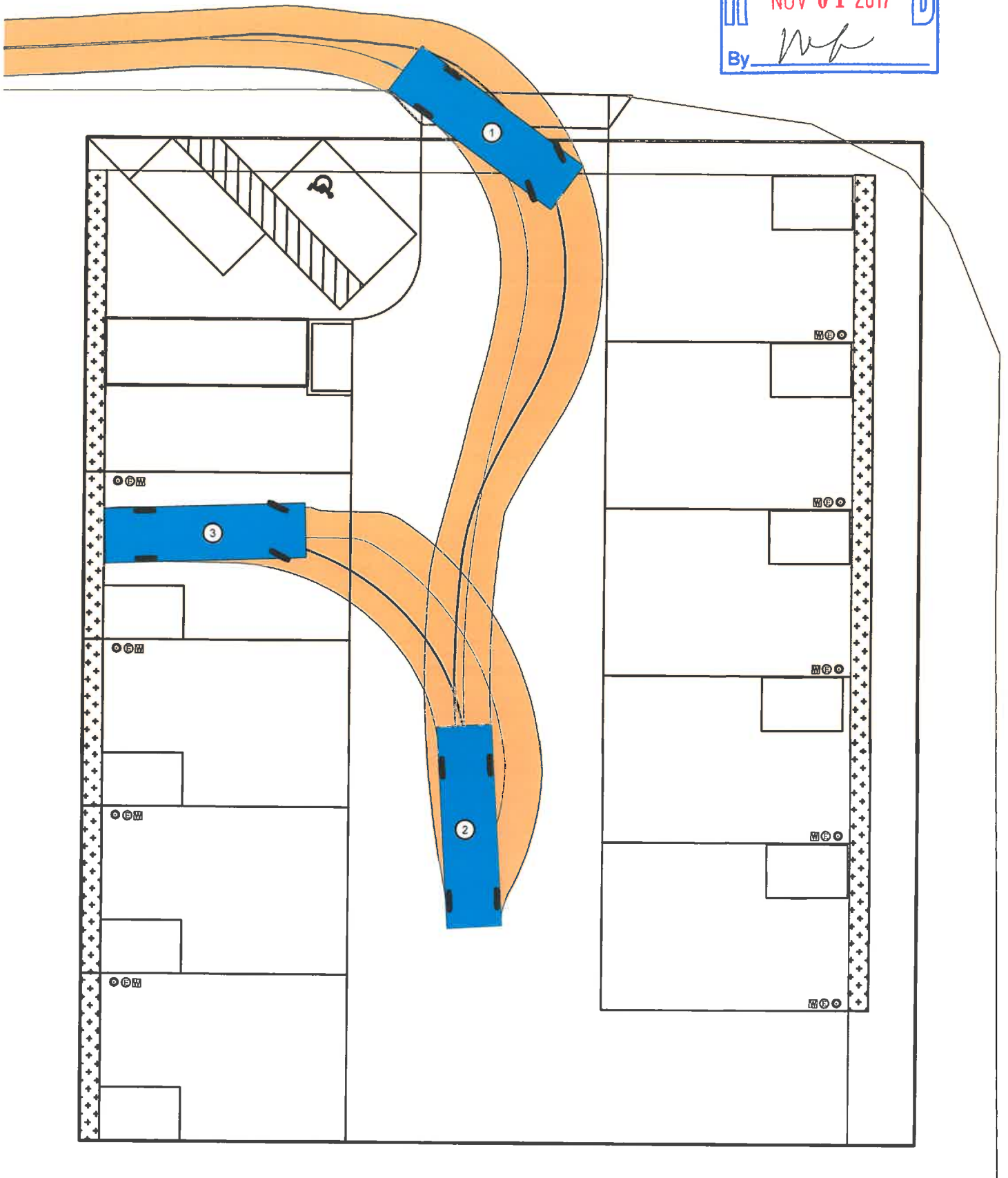
Examples of Maneuverability within RV Park



RECEIVED
NOV 01 2017
By *mf*



RECEIVED
NOV 01 2017
By *Wb*



**Exhibit C: Dulce Verde RV Park
Neighborhood Meeting Documents**

SEP 13 '17 AM 8:54

John Stoumbis
927 W. Apache Tr.
Camp Verde, Arizona 86322
September 9, 2017

Gustin & Associates LLC
2065 N. Road
Sedona AZ 86336

To Whom it may Concern:

My wife Rebecca Herd and I are proposing to build a small RV park at 27 W. Head Street, on the S.W. corner of First St. and Head. The lot is currently vacant and undeveloped.

We both have several years of real estate management, and RV park ownership and management. We currently own Old Town Cottonwood RV Park in Cottonwood, at 427 N. 15th St. We bought it about 5 years ago as a distressed property needing love and a face lift. The google maps picture show what it looks like now as well as a picture from before we owned the property.

We are requesting that you attend our neighborhood meeting on September 30, 2017 at 8 am at JT's Bistro across the street from the Circle K. This meeting will be to inform every one of the projects impact on the neighborhood, the construction time frame, landscaping, etc. We will also provide photos of our current RV property to help everyone picture our plans for the new park

We look forward to meeting our neighbors and answering your questions. You can contact me @ 480 234 3285.

Thank you for your time and interest. I look forward to hearing from you.

Sincerely,

John Stoumbis

MEETING LETTER MAILED
9-12-17

9-11-17 OK'D M.L.
CITY OF C.V. COPY

Affidavit

I, JOHN W. STAMBS, owner/agent of parcel 404-28-063J have notified the neighbors within 300' of above property, by sending letters on 12 SEPT, 2017 to notify them of the neighborhood meeting that I conducted on the 30 day of SEPT. 2017.

I posted my property with meeting the date, time, and place, on the 12+14TH day of SEPT 2017, and taken a photograph of such posting.

I, JOHN W. STAMBS, owner/agent of parcel 404-28-063J will provide a summary of neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde with the associated application submittal, attesting to the issues and concerns discussed at the above neighborhood meeting.

Summary

Statement: AS LISTED

If Summary statement is too long, attach a copy.

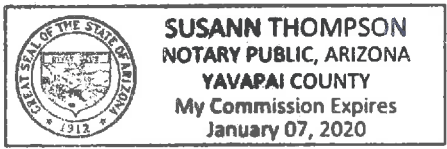
State of Arizona }

County of Yavapai }

[Signature]
Signature of Document Signer No. 1

[Signature]
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 2 day of October 2017.



[Signature]
Signature of Notary

Neighborhood Meeting Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
CALL FROM ? 9-15-17	CAMP VERDE WATER SYSTEM WILL NOT BE AT MEETING - INFORM ME OF NO. OF FEES - (\$1900.00) 2	LINE
RONDA AIUTO	432 S. 1st Street CV AZ	RONDA@VALLEYACC.COM
SCOTT EVANS	514 MAIN ST CAMP VERDE	ARIZONA514@GMAIL.COM
Rexanne Meredith	1445 S Rio Verde Ln Camp Verde	
S M Meredith	1445 S Rio Verde Ln CV	
Nancy Hines	464 S. 4th St CV	

Meeting Notes

September 31, 2017 8 AM Start of meeting at JT's Bistro

Attendees: see attached

Presenters: John Stoumbis, Rebecca Herd

At the beginning of the meeting we introduced ourselves and showed the plans for the RV Park. We also showed before and after pictures of our RV Park that we own in Cottonwood to show our experience and expertise in this area. We then opened the meeting up for questions.

Questions:

Size of RV Spots

Concern regarding exit from RV park to Church

Size of setback

Sewer allocation

Amortization timing

Does park require zoning change

Can space size be adjusted, seems to tight

Will we rent to long or short term

Restrictions on renters

how many acres is the lot

what will we do if the plan is not approved

We proceeded to answer all questions to the best of our knowledge at this time. We explained that we are residents of Camp Verde, and have been for going on 2 years and have the best interest of the town in mind for this project. We expressed that we are aware that there are several undesirable RV parks currently in the area, and our goal is to have the cleanest, and most desirable park in the area. Based on the improvement of our current park in Cottonwood, we were able to express our plans for beautification of the area in question.

The meeting ended at 9:40

DRAFT MINUTES
Regular Session & Public Hearing
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, DECEMBER 7, 2017
6:30 PM

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman B.J. Davis called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman B.J. Davis, Vice Chairman Teresa Helm, Commissioners, Greg Blue, Bruce George, Jim Hisrich and Chip Norton were present. Commissioner Dave Freeman was absent.

Also Present

Community Development Director Carmen Howard, Town Planner Melinda Lee, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Vice Chair Teresa Helm 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 the Commission so requests.*

a. Approval of Minutes:

November 9, 2017 – Special Session

b. Set Next Meeting, Date and Time: as needed

Motion was made by Commissioner Norton to accept the consent agenda as presented. Second was made by Commissioner Blue. **Motion carried** unanimously.

5. Call to the Public for Items Not on the Agenda - *Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date*

There were no comments from the Public.

6. Public Hearing and Discussion regarding; 1) Street Abandonment of the existing right-of-way for the Hualapai Drive entrance of the Rio Verde Vista Subdivision, from State Route 260 east to Hualapai Drive for a length of approximately 169.5 feet, splitting the property equally between the existing Tract "B" and Tract "C". 2) Dedication of the north 25' of Tract "B" in Rio Verde Vista Subdivision to the Town of Camp Verde as future right-of-way for Dickison Circle. 3) Approval of an Amended Plat of a portion of the Rio Verde Vista Subdivision done to correct survey errors contained on the original plat so that the aforementioned abandonments and dedications may be accurately done.

This item was pulled from the agenda.

7. Possible Recommendation to the Town Council regarding; 1) Street Abandonment of the existing right-of-way for the Hualapai Drive entrance of the Rio Verde Vista Subdivision, from State Route 260 east to Hualapai Drive for a length of approximately 169.5 feet, splitting the property equally between the existing Tract "B" and Tract "C". 2) Dedication of the north 25' of Tract "B" in Rio Verde Vista Subdivision to the Town of Camp Verde as future right-of-way for Dickison Circle. 3) Approval of an Amended Plat of a portion of the Rio Verde Vista Subdivision done to correct survey errors contained on the original plat so that the aforementioned abandonments and dedications may be accurately done.

This item was pulled from the agenda.

8. Public Hearing and Discussion regarding an application submitted by John Stoumbis, requesting an

amendment to the Town Zoning Map to change the zoning classification from C2-4 District (Commercial: General Sales & Service, 4,000- Square-Foot Minimum Lot Size) to C2 PAD (Commercial: General Sales & Service, Planned Area Development), to establish a Recreational Vehicle (RV) Park. The property is located at 27 W. Head Street, on Parcel 404-28-063J, in Camp Verde, Yavapai County, Arizona.

Actions:

Declare Public Hearing Open at 6:32 pm

Call for Staff Presentation:

Planner Melinda Lee stated the applicants are present tonight. She went on to explain that Mr. Stoumbis is proposing a small RV Park of approximately 9-10 spaces on a .42-acre parcel. Under the RV Park development regulations, the required space size of 1500 square feet would not permit this number of spaces; however, using the PAD process, the applicant was able to demonstrate that the recreational vehicle unit parking, vehicle parking, maneuverability, and proper separations may be achieved within reduced areas for the RV spaces. The spaces are proposed to be 37 ft x 25 ft; 925 square feet. There will be an on-site office with 2 parking spaces, restrooms, and laundry facility. The proposal was based on a similar RV Park, owned and operated by Mr. Stoumbis, in Cottonwood. The park will have access to city sewer and water. Ms. Howard explained this is a preliminary review of the site plan as part of the PAD process. There will be more details relating to the actual development of the site itself at a later time. This is to let the Commission know it functions.

Call for Applicant Presentation-

Applicant John Stoumbis thanked the Commission for their help and direction. He explained this is the preliminary zoning step. Commissioner Norton asked if he had a screening plan. Mr. Stoumbis would like to have trees be placed along street side and place oleanders between the apartment complex and property in the back. Commissioner Norton asked if this is a "long term stay park". Mr. Stoumbis explained he would rent the spaces on a weekly or monthly basis. This would help with the process if he would have to ask someone to leave. This would require a 24-hour notice instead of 30-day notice. Commissioner Hisrich asked if there was a maximum amount of days for per stay. Mr. Stoumbis stated, no, not as of yet. He explained he has strict guidelines to allow them to stay for a longer term. Commissioner Hisrich asked if there was a neighborhood meeting held to review the plan. Mr. Stoumbis stated that yes there was a neighborhood meeting and people asked about his background and expressed their traffic concerns. Mr. Stoumbis explained this is an adult RV Park (not for children). Children would be restricted for a long term stay. Chairman Davis asked if any of the residents from the four-plex or the house that is south of the proposed park, attended the Public Meeting. Mr. Stoumbis stated no.

Call for Comments from the Public:

Steve Irwin stated his question his question was answered; it was about the extended stay.

Call for Staff Rebuttal/Clarification, if appropriate – staff supports this application:

Nothing further.

Declare Public Hearing Closed at 6:52pm.

Call for Commission Discussion:

Commissioner George said he visited the applicant's RV Park in Cottonwood and said it looked nice. Commissioner Norton agreed and stated the property does look nice and the owners did a good job cleaning it up.

Call for Staff Comments:

Nothing further.

9. **Possible Recommendation to the Town Council regarding an application submitted by John Stoumbis, requesting an amendment to the Town Zoning Map to change the zoning classification from C2-4 District (Commercial: General Sales & Service, 4,000-Square-Foot Minimum Lot Size) to C2 PAD (Commercial: General Sales & Service, Planned Area Development), to establish a Recreational Vehicle (RV) Park. The property is located at 27 W. Head Street, on Parcel 404-28-063J, in Camp Verde, Yavapai County, Arizona.**

Actions:

Call for Motion:

Motion was made by Commissioner Blue to approve the application to change the zoning classification from C2-4 district (commercial: general sales & service, 4,000-square-foot minimum lot sizes) to C2 PAD (commercial: general sales & service, planned unit development), as requested by the property owner, John Stoumbis, to develop an RV Park. The property is located at 27 W. Head Street, on parcel 404-28-063J. Second was made by Commissioner George.

Call for Discussion of Motion:

None needed.

Call for the Question:

Motion carried unanimously.

10. **Public Hearing and Discussion regarding an application submitted by Withey Morris, PLC, requesting an amendment to the Town Zoning Map to change the zoning classification from PAD (Planned Area Development), R1L-5, R1L-8, and R1L- 35, (Residential: Single Family Limited, 5,000-, 8,000-, and 35,000-Square-Foot Minimum Lot Sizes), to R1 PAD (Residential: Single Family, Planned Area Development), for an approximately 173-acre, single family residential development and associated amenities; and to change the zoning classification from C2 (Commercial: General Sales & Service) to C2 PAD (Commercial: General Sales & Service, Planned Unit Development) for a one-acre parcel at the northwest corner of Finnie Flat Road and the proposed subdivision entrance. The property is located on the north side of Finnie Flat Road, just east of the State Route 260 intersection, and includes Parcels 403-23-102, 403-23-102U, 403-23- 104L, 403-23-432F, 403-23-432J, 403-23-104X, 403-23-103P, 403-23-429, 403-23-430B, 403-23-432C, 403-23-432D, 403-23- 432E, 403-23-415B, and 403-23-103X, in Camp Verde, Yavapai County, Arizona.**

Actions:

Declare Public Hearing Open at 6:55 pm.

Call for Staff Presentation:

CDD Carmen Howard gave the background on the Planned Area Development request. The subject property is approximately 172.5 acres generally located east of State Route 260 and north of Finnie Flat Road. The Property is largely vacant land, zoned PAD (Planned Area Development) for residential uses. The Property was originally zoned PAD in 1999 for a 360-acre commercial and residential development called "The Homestead at Camp Verde." The PAD was amended twice in 2005 and twice more in 2006 which effectively changed the zoning and densities on some of the parcels. In April 2006, the Town of Camp Verde approved a final plat for a portion of the property for site-built, single-family homes. As a result of the economic recession, plans for the development stalled and the property remains undeveloped. The developer, CFT Ventures, LLC, is acquiring a portion of the former Planned Community with the intention to develop the site for a new subdivision of manufactured homes and amenities, called Silverado at Simonton Ranch. The applicant proposes re-platting of a portion of the subdivision as well as rezoning the property to R1-PAD to allow new residential use types and standards. The proposed development will consist of a large, gated subdivision of single-family manufactured homes with nature trails, community amenities, and pathways to parks and the Verde River. The developer also plans on putting in a restroom and parking lot at the Homestead Trailhead for public benefit. This community is a proposed Senior Community, which the area study shows the need for this type of housing.

Ms. Howard stated the Clifton Group has put together a great plan. The applicant and town staff have done all the requirements relating to this request. They have not received any comments from the public. She explained that this step is the rezoning step and there will be another meeting for reviewing the plat and detailed Development Plan at a later date. According to the fiscal analysis, this development should generate substantial revenue for the Town of Camp Verde. Staff recommends this project

Commissioner George asked if the roads will be private and could the town, at some time, be asked to take care of the roads. Ms. Howard stated the roads will be private but developed to town standards, in case the town would be asked to take care of them at a later date.

Call for Applicant Presentation:

Adam Baugh, Withey Morris, PLC, representing CFT Ventures, stated that he works in rural communities all over AZ. He stated the Town has a fantastic staff. He gave a brief presentation regarding the zoning request and stated a more detail plan for the community will follow. He explained this is a "proposed" gated, senior living

home plan with craftsman-themed homes. It will be developed in a series of phases. The houses will be sitting on normal sized lots, with normal yards. This community has been planned with quite a few amenities which include; trails for UTV's & walking, BBQ's, swimming pools, pickle ball courts and a barn that could be used for a farmer's market & craft sales. Community garden areas are also drawn into the plan. The benefit back to the community would be the developer has planned on putting a parking lot with restrooms at the beginning of a trailhead that goes along the Verde River. He explained that not a lot has changed since the first plan was submitted. The only big change, is the developer is asking for manufacturing homes as the housing types that would be offered. These homes would be made by CAVCO. The design of the homes is yet to be determined. He went on to explain that the homeowner would purchase the home but would lease the land from the property owner. Mr. Baugh explained there was a neighborhood meeting in advance before filing this application. They went ahead and did a wider notice area to get good feedback. He said a lot of people were unaware of the previous zoning approvals. The developer is anxious to begin this project.

Chairman Davis is excited about the community garden idea, and urges them to focus on keeping this idea. This is an agricultural community. One of the ways of keeping the rural identity is keeping the agriculture in the community and requested to make it a priority.

Commissioner Hisrich asked if the home owner could sell the home or move the home if decide didn't want to stay. Mr. Baugh stated that this option is available but doesn't see too many of the homes being removed because it is a senior living community. They assume most residents will want to stay.

Developer, Patrick Clifton stated he loved working with staff, and looks forward to making this project a reality. He would like to use the words "age restricted" instead of "senior living" to be able to include younger retirees. He stated that when he was planning for this project he kept coming back to "more for less" idea. He stated that planning amenities that you cannot find in other communities and providing affordable housing is a high priority. They have researched the average costs of the competition. This would be his Legacy Project. He hopes to keep the home prices between \$130,000-\$140,000, which is 25-30% less than the competition. He expects the land rent to be about \$450 per month. There is huge demand for affordable age-restricted homes for those people who want to move from Phoenix and be in a central location. He hasn't done anything like this before but is partnering with people who have. He would like to start the project by early summer.

Brian O'Conner stated that this project is modeled after the Montessa Community, which is in Gold Canyon, AZ. In this community, one cannot tell the difference between neighboring stick built homes in the area.

Chairman Davis stated that this area needs more affordable housing for families. Would they consider that type of housing? Mr. Clifton stated there has been some conversations with Steve Ayers, and they have considered it but it would probably be a separate community. They will continue to explore this option with staff.

Mr. O'Conner stated this community would not have a HOA fee because it is relatively cheap to maintain the amenity spaces. Chairman Davis asked if the residents wanted to build another type of amenity, would they consider that; Mr. Clifton stated that if there is enough traction to build another amenity, and enough interest from community they would be open to that idea.

Jeff Savier, a CAVCO West representative stated these homes will be built in Phoenix. Chairman Davis asked what type of foundation they will be set on. Mr. Savier stated that 95% of manufactured homes sit on a pad or pier foundation. This is the typical set up. Wider units will require a larger foundation. They would then place a skirt around bottom and backfilled so the units will be at grade level. Chairman Davis asked what type of labor would be needed for site work. Mr. Savier stated that 15% of the work will be on site labor, which will utilize local labor. The need for local labor will depend on the pace of the homes being built.

Mr. O'Conner stated they would like to promote a "Front Porch" type of neighborhood or an "old school" front yard. Commissioner Blue asked if all the homes would have a garage. Mr. Clifton stated that everyone will have an enclosed carport, with an "option" to choose the garage upgrade. The add-on's and finishes will be up to homeowners.

Chairman Davis asked what kind of aesthetic they can count on. There will be 4-6 floorplans to choose from. Commissioner Blue asked if there would be enough guest parking. Mr. Baugh stated the plots are typical of a stick built homes with some on-site guest parking and plenty of space on the street for guests to park in front of home.

Call for Comments from the Public:

Dave and Vicky Strandler are in support of this community.

Mr. Witt quoted studies and described three articles regarding why these homes would be appropriate for the area. Retirees and seniors like services and amenities. It will bring more jobs and income into the community.

Jay Lameroy belongs to the Fuller Family, who were part of the original homesteaders. This community would benefit Camp Verde. He is in support of this proposal.

Mamie Perkins, part of the original homesteader family as well, stated it is depressing to see empty store fronts. This is an exciting opportunity and the developer is committed to the project. She had high praise for CAVCO who stayed and took care of warranty work for Fleetwood when they went out of business. She feels CAVCO has quality construction and the designs are fabulous. She desires for the Town to push forward/move forward and make some money.

Call for Staff Rebuttal/Clarification, if appropriate – staff supports this application:

Ms. Howard wanted to emphasize that this is very much in line with the General Plan.

Declare Public Hearing Closed at 8:02pm.

Call for Commission Discussion:

Commissioner Blue wanted to clarify that there will only be a sidewalk on one side of the street. Ms. Howard stated that this should create more of a community atmosphere.

Call for Staff Comments:

No further comments.

11. **Possible Recommendation to the Town Council regarding an application submitted by Withey Morris, PLC, requesting an amendment to the Town Zoning Map to change the zoning classification from PAD (Planned Area Development), R1L- 5, R1L-8, and R1L-35, (Residential: Single Family Limited, 5,000-, 8,000-, and 35,000-Square-Foot Minimum Lot Sizes), to R1 PAD (Residential: Single Family, Planned Area Development), for an approximately 173-acre, single family residential development and associated amenities; and to change the zoning classification from C2 (Commercial: General Sales & Service) to C2 PAD (Commercial: General Sales & Service, Planned Unit Development) for a one-acre parcel at the northwest corner of Finnie Flat Road and the proposed subdivision entrance. The property is located on the north side of Finnie Flat Road, just east of the State Route 260 intersection, and includes Parcels 403-23-102, 403-23-102U, 403-23- 104L, 403-23-432F, 403-23-432J, 403-23-104X, 403-23-103P, 403-23-429, 403-23-430B, 403-23-432C, 403-23-432D, 403-23- 432E, 403-23-415B, and 403-23-103X, in Camp Verde, Yavapai County, Arizona.**

Actions:

Call for Motion:

Motion was made by Commissioner George to approve an application for zoning map change, as requested by the Withey Morris, PLC, to change the zoning classification from PAD (planned area development), R1L-5, R1L-8, and R1L- 35 (residential: single family limited, 5,000, -, 8,000-, and 35,000-square-foot minimum lot sizes) to R1 PAD (residential: single family, planned area development). The property is located on the north side of Finnie Flat Road, just east of the State Route 260 intersection, on parcels 403-23-102, 403-23-102U, 403-23-104L, 403-23-432F, 403-23-432J, 403-23-104X, 403-23-103P, 403-23- 429, 403-23-430B, 403-23-432C, 403-23-432D, 403-23-432E, 403-23-415B, and 403-23-103X. Second was made by Commissioner Norton.

Call for Discussion of Motion:

None needed.

Call for the Question:

Motion carried unanimously.

** There Will Be No Public Input on the Following Items:*

12. **Discussion, direction to staff, and possible action relating to the siting of Off-site Marijuana Cultivation facilities in M1, M2 Districts – Resource: CDD Carmen Howard**

CCD Carmen Howard explained that currently town code allows for medical marijuana grow facilities in C3

Zoning. A grow facility doesn't benefit the town much because they don't generate tax revenue or create a lot of jobs. Grow facilities would be more appropriately situated in an M1 Zoning for industrial type zoning. Ms. Howard wanted to bring this to the Planning and Zoning Commission to get their recommendation as to whether or not to pursue this. Chairman Davis thinks it's a great idea. He has no problem restricting grow operations to M1, M2 Districts.

Commissioner Norton thinks it's a good idea and wanted to make sure Ms. Howard has checked with the attorney. Ms. Howard has checked with attorney and this is fine with him.

Direction was given to staff to put it on a future agenda.

13. Current Events

(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)

Chairman Davis stated he attended the Council Meeting and they approved the Animal Guardian Network without restrictions. He visited the facility in Cave Creek and is convinced that their motivation is not money but the care of the animals. He feels that they will not let it get out of control; the facility was clean and didn't smell. He is convinced that the right thing to do is to let Carrie self-manage the number of animals. He urged members to visit her facility in Cave Creek and visit her Facebook page.

14. Staff Comments

None.

15. Adjournment

Motion was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Helm. **Motion carried** unanimously. Meeting was adjourned at 8:13 PM

Chairman B.J. Davis

CDD Carmen Howard

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session & Public Hearing of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 7th day of December 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of December 2017.

Jennifer Reed

Jennifer Reed, Recording Secretary