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**AGENDA**

**COUNCIL HEARS PLANNING & ZONING MATTERS**

**MAYOR AND COUNCIL - COUNCIL CHAMBERS · 473 S. Main Street, Room #106**

**WEDNESDAY, JANUARY 23, 2013 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**
2. **Roll Call**
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) Special Session – January 9, 2013
  - b) **Set Next Meeting, Date and Time:**
    - 1) January 30, 2013 at 4:30 p.m. – CIP Work Session
    - 2) February 6, 2013 at 6:30 p.m. – Regular Session
    - 3) February 20, 2013 at 6:30 p.m. – Regular Session
    - 4) February 27, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters
5. **Special Announcements & Presentations**.- There are no Special Announcements or Presentations
6. **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.
7. **Call to the Public for items not on the agenda.**
8. **Public Hearing and discussion, consideration, and possible approval of Ordinance 2013-A387, 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 404-26-032 consisting of approximately 1.31 acres from R1-10 (Residential) to a zoning of RS (Residential and Services). The location of the property is 671 S. 4<sup>th</sup> Street. Staff Resource: Mike Jenkins**
  - Call for STAFF PRESENTATION
  - Declare PUBLIC HEARING OPEN
  - Declare PUBLIC HEARING CLOSED
  - Call for COUNCIL DISCUSSION
9. **Call to the Public for items not on the agenda.**
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.
11. **Adjournment**

Posted by:

*D. Jones*

Date/Time:

*1-17-2013*

*10:00 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.

4. a. 1

**DRAFT**  
**MINUTES**  
**SPECIAL SESSION**  
**MAYOR AND COUNCIL**  
**COUNCIL CHAMBERS · 473 S. Main Street, Room #106**  
**WEDNESDAY, JANUARY 9, 2013**  
**6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Council motions to facilitate future research.  
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**  
The meeting was called to order at 6:30 p.m.
  
2. **Roll Call**  
Mayor Burnside, Vice Mayor Kovacovich, Councilors Whatley, George, Baker, Jones and German were present.  
  
**Also Present:** Town Manager Russ Martin, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper
  
3. **Pledge of Allegiance**  
The Pledge was led by Clayton Young.
  
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) December 5, 2012 Regular Session
    - 2) November 28, 2012 Council Hears Planning & Zoning Matters
  - b) **Set Next Meeting, Date and Time:**
    - 1) January 16, 2013 at 6:30 p.m. – Regular Session
    - 2) January 23, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters
    - 3) January 30, 2013 at 4:30 p.m. – CIP Work Session
  - c) **Possible approval of a Special Event Liquor License application for Camp Verde Promotions Fundraiser to be held February 16, 2013 at 74 W. Hollamon Street, Camp Verde, AZ from 10:00 a.m. to 6:00 p.m.** Staff Resource: Debbie Barber
  - d) **Possible approval of Resolution 2013-879, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, setting 2013 meeting dates and times for Council and all Commissions/Committees, and superseding Resolution 2011-821.** Staff Resource: Debbie Barber
  - e) **Possible adoption of the 2013 Policy Statement that authorizes the Mayor, as the Town's Chief Elected Official to support or oppose Legislative Bills relative to the protection of groundwater, State Shared Revenue sources, and land use authority if the Bill(s) adversely affect the Town's interests and needs and immediate response.** Staff Resource: Debbie Barber

On a motion by Kovacovich, seconded by Baker, the Consent Agenda was approved as presented, pulling Items 4.a)1) and 4.d); with Kovacovich abstaining from voting on approval of the Minutes for November 28, 2012, since he was not at that meeting.

On a motion by Kovacovich, seconded by Baker, the Council unanimously approved the Minutes, Item 4.a)1), and Item 4.d), with the corrections made.

Councilor George requested that Item 4.a)1), Minutes of December 5, 2012 be pulled; Town Clerk Barber requested that Item 4.d) be pulled.

George pointed out that in the Minutes of December 5, 2012, under Item 8, the motion by German to appoint Brad Gordon and Jim Hisrich to the Planning & Zoning Commission was incorrectly reported as

unanimous; there were three "No" votes; the word "unanimous" will be deleted.

Councilor Whatley requested a correction to the Minutes of December 5, on Page 6 in connection with comments attributed to her regarding the Sanitary District. After discussion with the Town Clerk, it was agreed that the statement, "Whatley said that she pays more than \$8.00 per month and does not receive services" should be removed, and the next sentence start with, "Whatley felt this was a step in the right direction...."

Barber pointed out some typographical errors in Item 4.d), Resolution 2013-879; she confirmed that the correction to those errors has been made.

5. **Special Announcements & Presentations.**

- **Presentation of a Certificate of Appreciation to Fire Chief Clayton Young in recognition of the Camp Verde Fire District's dedication to our Town and Community.** Staff Resource: Russ Martin
- **Welcome to the new businesses:**
  - ❖ Raytek Lighting Inc. – Phoenix, AZ
  - ❖ Galaxy Builders, LLC – Mesa, AZ
  - ❖ Ancira Drywall LLC – Rimrock, AZ
  - ❖ Profab Custom Sheet Metal LLC - Prescott, AZ
  - ❖ Wingfield Bread Company – Camp Verde, AZ
  - ❖ Cabinet Warehouse, Inc – Cottonwood, AZ
  - ❖ Lucas Tactical – Camp Verde, AZ
  - ❖ Arizona Zip Lines, LLC – Powell, OH

Town Manager Martin said that the Certificate of Appreciation is an opportunity to thank the Fire District and commend the officials and entire crew for the successful, positive working relationship developed with the Town over the past few years. Martin said it was also an opportunity to let the community know that the entities are working well together for their benefit. Mayor Burnside personally presented the Certificate of Appreciation to Fire Chief Young, who in turn thanked the Town for the relationship that has grown and the help received from the Town.

Burnside next warmly welcomed the new businesses as listed.

6. **Council Informational Reports.**

**Whatley** reported on her attendance at an informal session to get acquainted with some of the candidates for the Economic Development position; it was interesting and enjoyable.

**German** expressed her appreciation to the Fire Department; the building on Main Street has really dressed the street up. She also commented on the wonderful Open House and the opportunity to visit the new facility.

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

There was no public input.

8. **Discussion, consideration, and possible appointment of Michael Hough to the Board of Adjustments and Appeals, the term will expire January 2016.** Staff Resource: Debbie Barber

On a motion by German, seconded by George, the Council unanimously appointed Michael Hough to the Board of Adjustments and Appeals.

Barber said that Michael Hough had submitted his application for the vacancy on the Board; he is interested in serving on it. Burnside questioned whether there might be a conflict in that Hough is also currently serving on the Planning & Zoning Commission. Martin explained that Zoning Administrator and Building Official decisions may be appealed, which does indicate some P&Z relationship; however, the appeals are

not to the P&Z Commission, but involve an administrative body appeal process, and there would be no contact with the same person from one body to the other.

9. **Discussion, consideration, and possible approval of the Camp Verde Library Endowment's utilization of Rio Verde Plaza Unit #6 for their ongoing Book Sale until the Town requires use of the facility.** Staff Resource: Russ Martin

On a motion by George, seconded by German, the Council unanimously approved the Camp Verde Library Endowment's utilization of Rio Verde Plaza Unit #6 for their ongoing Book Sale until the Town requires use of the facility.

Martin reviewed the service provided by the Library Endowment, circulating surplus and donated books back into the community as well as other areas, through their book sales. The location currently being used by the Endowment soon will no longer be available. Martin has met with them to discuss other opportunities, and after touring possibilities, it was decided that utilizing the Town property would benefit both the Endowment and the Town. The Rio Verde Plaza Unit No. 6 was the location selected; it can be quickly be made ready for occupancy. Martin added that it has been made clear to the Endowment that such an arrangement would be only on a temporary basis.

Burnside invited Charlie German to speak on behalf of the Endowment. German commented that the Endowment is closing in on their goal of \$500,000, and plans to solicit donations nationwide from those who have been known to support libraries. German said that holding the book sales in the proposed new location would hopefully generate some traffic and perhaps lead to filling the entire complex with businesses, and the Endowment would be happy to vacate the unit in that event. There was also a brief discussion regarding the anticipated hours of operation.

10. **Discussion, consideration and possible approval of Resolution 2013-877, a Resolution of the Mayor and Common Council of the Town of Camp Verde (Town), Yavapai County, Arizona, approving the dissolution of and accepting trusteeship of the Camp Verde Sanitary District (District) and ensuring that all obligations shall be paid when due from funds available to the Trustees from the District.**

Staff Resource: Russ Martin

On a motion by George, seconded by Whatley, the Council by a 5-2 vote approved Resolution 2013-877; with "No" votes by German and Baker.

Martin said that the Sanitary District has taken the step required on their part by approving dissolution, and is now ready for the Town to move forward as contemplated. The next step in the process will be to the notice of election, presumably next week if this item is approved tonight. Martin said that the efforts to get information out to the voters will begin following Council approval of the proposed acquisition. Martin confirmed that the Town Attorney has been consistently involved in the processing of the resolution and preparation for election.

#### **PUBLIC INPUT**

(Comments from the following individuals are summarized.)

**Irene People** questioned whether the entire Town would become part of the Sewer District, and will there be a cost to the property owners whether or not they are in the Sewer District of any more money in taxes; it will be difficult to get the information out in a way that everyone can understand.

**Bob Johnson**, from Verde Lakes, understands from the papers that there will an additional cost of \$9, making the total about \$40; also, what will the hookup fee cost. *(Martin said that the key is that the extra cost would only depend on getting the services. The user fee amount would be increased to offset what is necessary to operate the Sewer District. Currently that is done through a property tax which would go away since the Town would not be enabled to impose that type of property tax on everyone in the District. Those not currently paying for the District or getting services will see no change in their property tax bills, as far as*

any Sewer District tax.)

**Charlie German** asked, assuming the ballot measure passes and the boundaries are expanded as proposed involving some outlying area or existing subdivision, what is the process, if any, for the property owner to request inclusion in the Sewer District. *(Martin said that decisions involving areas that would be expanded into would be based on business decisions that are made within the Sewer Fund budget, a separate enterprise fund that will be separate from the General Fund. To accommodate a single request would probably not make good business sense. Any expansions or additions would be done on a cost benefit analysis, on an individualized basis, and would always be done within the public purview. Martin noted that expanding lines that may be necessary to attract commercial development generates a return on that investment; such decisions pay off for the benefit of the community in a different way.)*

There was no further public input.

Burnside said that the discussion could continue interminably, but until the Council says to put the issue to a vote, that is when the process to begin to educate the public becomes the responsibility of the Town Manager. If the Council approves setting the election, Burnside urged the public to put their questions in writing and send them to Martin to help give him the opportunity to educate the public on the ballot issue. Following the action taken, Burnside requested that Martin answer the questions posed by Ms. People.

Councilor George requested the following item:

11. **Discussion, consideration, and possible direction to staff to construct or purchase a plaque honoring the donation of land for river access at the Rezzonico Family Park.**

On a motion by George, seconded by Whatley, the Council directed staff to construct or purchase a plaque honoring the donation of land for river access at the Rezzonico Family Park in the amount of Not to Exceed \$250, the purpose being to honor the Babbitt family; **German abstained.**

George said that in doing some research on Rezzonico Park, he found that there were three parcels involved, the Rezzonico parcel, and two parcels that had been donated by the Spur Land & Cattle Company. That company has never been given any recognition for that donation, although in 2006 there was a proposal to create a plaque to honor that, but it never was finalized. George said he had contacted the Babbitts and they have indicated they just want a simple sign that says, "Spur Landing." George has looked into creating such a sign and it appears the cost would be approximately \$125, including using some material already available. George referred to rough sketches that he had provided, suggesting that complete information memorializing the Babbitt Family donation could be accessed with a cell phone using a "QR" code on the sign. After discussion, it was generally agreed that it might be better to just create a simple sign, perhaps with the Babbitt brand. It was also suggested that the possible cost should be approximately \$250.

Councilor Whatley requested the following item:

12. **Discussion, consideration, and possible direction to staff to prepare a resolution amending the Council Policies, Rules, & Procedures, Section 15.2, to encourage Council members who are unable to attend a regular meeting, special session, or work session, would be expected to attend telephonically or listen to the entire audio of the meeting(s) that was missed. Executive Sessions are excluded, but would be listened to in the Clerk's Office at a later date.**

On a motion by Whatley, seconded by George, the Council voted 3-4 to add to the Policies and Procedures Section 15.2, under the second bullet point, the following verbiage: *"If a member is unable to attend a meeting, either in person or telephonically or by other electronic means, the member should make every attempt to listen to the entire audio of the meeting that was missed; Executive session recordings may be reviewed in the Clerk's office only"*; the motion failed with **Kovacovich, Baker, Jones and German** voting 'No'.

Whatley referred to recent discussions and concerns expressed about attending meetings or not attending, or how they are attended. She said she is proposing that additional language be included in the Council Policies & Procedures, Section 15.2, to set forth the specific procedure to follow after a member is unable to attend a meeting, in order to stay fully informed of all Council proceedings, which she feels is the duty of each member to the electorate. Whatley reviewed the proposed language to be added to the second bullet point in the list headed by, "All Council Members should:"

Kovacovich commented that serving on Council is a volunteer job, and such specific instructions to go to the Clerk's office to listen to the recordings may be going a little too far; Whatley said those could be listened to on a computer at home. Burnside pointed out that the language only states, "should make every attempt"; it is not a mandate. Whatley added that reviewing missed meetings helps to avoid repeated discussions or questions. German said she agreed with Kovacovich; she would hope that an elected official has the integrity to voluntarily stay informed, and such specific language would seem to insinuate a lack of integrity. Whatley said she believes the addition would be helpful to a new Council member, and even shows respect to other members. Baker pointed out that something else is being added to the procedures, with no way of checking that such procedures are followed; also, many times issues are readdressed even when all members have attended a meeting. Baker said there is thorough League training for new members, and continuous lessons learned while serving on the Council; the proposed added language is simply a waste of words. George said the language only adds to the list of what every Council member is already doing.

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

There was no public input.

14. **Manager/Staff Report**

Martin said he would be meeting with County Supervisor Thurman regarding the Hwy 260 issue among other items, and will plan to try to schedule a session for him to meet with the Town Council with perhaps an agenda to work through. Martin gave an update on the progress on filling the Economic Development Director position; he said he would also appreciate input from Council members. Martin anticipates that by Monday he would have a recommendation on which direction to take. Martin tentatively outlined issues to be addressed at the January 30 CIP meeting, and described the newly created digital CIP format that should be very helpful for future planning and decisions.

15. **Adjournment**

On a motion by German, seconded by Baker, the meeting was adjourned at 7:31 p.m.

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Bob Burnside, Mayor

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Margaret Harper, 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 Session of the Town Council of Camp Verde, Arizona, held on the 9<sup>th</sup> day of January 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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Debbie Barber, Town Clerk



Town of Camp Verde

**Exhibit A - Agenda Item Submission Form - Section I**

**Meeting Date:** January 23, 2013

- Consent Agenda       Decision Agenda
- Presentation Only       Recommendation to Council

**Requesting Department:**                  Community Development

**Staff Resource/Contact Person:** Michael Jenkins – Community Development Director

**Agenda Title (be exact):** Public Hearing, Discussion, Consideration and possible approval of Ordinance 2013-A387, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an Amendment to the Zoning map of the Planning and Zoning Ordinance for parcel 404-26-032 consisting of approximately 1.31 acres from R1-10 (Residential) to a zoning of RS (Residential and Services). Location of property is 671 S. 4<sup>th</sup> St.

**List Attached Documents:** Application, Letter of Intent, Neighborhood meeting affidavit, Directions to property, Site Plan, Land Use Map and Map of the Zoning of Adjacent properties.

**Estimated Presentation Time:** 15 min.

**Estimated Discussion Time:** 30 min.

**Reviews Completed by:** Michael Jenkins – Community Development Director

**Department Head:** \_\_\_\_\_                   **Town Attorney Comments:** No comments, submit as written. (email in file)

**Finance Department**

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Instructions to the Clerk:** Include 24" x 36" maps to Council members.

**Exhibit B – Agenda Item Submission Form – Section II (Staff Report)**

**Town of Camp Verde**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department:** Community Development

**Staff Resource/Contact Person:** Michael Jenkins – Community Development Director

**Contact Information:** 554-0051

**Background:**

**History:** From the early 1960's to 1985 this property was known as "The Glory Hole Mobile Home Park". In 1986 the property was purchased and the name changed to "Sunland RV Park". The new owner's intent at the time was to incorporate Recreational Vehicles as well as Mobile Homes into the park. The new owners were advised by Yavapai County Planning & Zoning that the "Mobile Home" portion had "Grandfathered" rights, but that the proposed RV portion would need to have a Use Permit.

An application was submitted for a Use Permit to Yavapai County for the expansion of the existing Mobile Home Park to include RV's. Due to complications with the sewage disposal system, the application was withdrawn by the owners. NOTE: The property currently served by the Camp Verde Sanitary District.

Mr. Gregory Blue purchased the Sunland RV Park for long term and affordable housing. Mr. Blue would like to bring the property into compliance and make improvements. Due to the new language in the Planning & Zoning Ordinance, the R1-10 zoning does not allow for a Recreational Vehicle Parks. In order to achieve compliance, a Zoning Map Change is necessary. By rezoning to the RS District, allowable uses in this district provide for Recreational Vehicle Parks with a Use Permit. Following the approval of the Zoning Map Change, an application for a Use Permit will be submitted to set stipulations for the use of the property. Once the Zoning Map Change and Use Permit are in place, the parcel will be in compliance with the Planning & Zoning Ordinance

The following has been completed by the applicant and staff:

Agencies were notified. The responses are as follows:

Town of Camp Verde Building Official – No Comments

Town of Camp Verde Community Development Director – This Zoning Map Change is the first of two processes required to bring the RV Park into Compliance and allow for a small Expansion of spaces and amenities.

Camp Verde Water – Currently serves this property with a six (6) main and would be able to provide Fire Protection if needed.

Yavapai County Flood – No Comment

Camp Verde Sanitary District – When additional spaces are added Mr. Blue must apply permits.

Camp Verde Fire District – Reviewed and approved.



- 24 letters were mailed by staff to properties within 300' of the subject parcel on November 01, 2012. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.
- The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. The meeting was held October 18, 2012 in the Community Development Office suite 109 from 5:30 pm to 6:15 pm., a staff member was present. There were four (4) neighbors who attended the meeting. Their comments are not directly related to the Zoning Map Change.
  - (1) They commented about citizens not always stopping at the stop sign on the road east of the RV Park that comes north from the American Heritage School and that people fly through that intersection.
  - (1) Answer: This property is not owned by Mr. Blue, however he has inquired about a solution. Mr. Blue has contacted the Town Engineer to see if a Yield sign instead of a Stop sign could be placed at the intersection in question.
  - (2) There were comments as to why Mr. Blue allowed a sex offender to live in the RV Park when it is so close to the American Heritage School.
  - (2) Answer: Mr. Blue has researched the regulations for how far a sex offender has to be from a school. Per Arizona Revised Statute § 13-3727, for level three offenders, the distance from a Private School is 1000 feet. Mr. Blue's resident is not a level 3. The Camp Verde Marshal's office noticed the American Heritage School and the neighborhood.

***Statement of the Problem or Opportunity:*** If the property is not rezoned, compliance with the Planning & Zoning Ordinance cannot be achieved.

***Alternatives/Options/Solutions:*** None

***Comparative Analysis:*** None

***Fiscal Impact to the Town:*** None

***Other Impacts:*** None

**P&Z Commission meeting Minutes from 01-03-2013:**

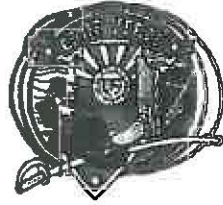
**Public hearing, discussion and possible recommendation to Council on an application submitted by the Gregory Blue, owner of parcel 404-26-032, requesting a Zoning Map Change, project # 20120238, to go from R1-10 (Residential) to RS (Residential and Services) for approximately 1.37 acres located at 671 S. 4th St.**

(NOTE: Since this issue pertains to property owned by Vice Chairperson Blue, he announced that he was recusing himself, and stepped down from his seat of office.)

On a motion by Hisrich, seconded by Hough, the Commission unanimously recommended that Council approve a Zoning Map Change for parcel 404-26-032 to go from R1-10 (Residential Single Family) to RS (Residential & Services) to bring the property into compliance with the current Planning & Zoning Ordinances; parcel is approximately 1.37 acres located at 671 S. 4<sup>th</sup> Street, Camp Verde, Arizona.

**Conclusion:** This property has been out of compliance for some time and a recommendation to Council to approve a Zoning Map Change to RS will bring this property into compliance with the current Planning & Zoning Ordinance.

**Recommended Motion:** A Motion to approve Ordinance 2013-A387, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an Amendment to the Zoning map of the Planning and Zoning Ordinance for parcel 404-26-032 consisting of approximately 1.31 acres from R1-10 (Residential) to a zoning of RS (Residential and Services). Location of property is 671 S. 4<sup>th</sup> St.



**ORDINANCE 2013 A387**

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 404-26-032 CONSISTING OF APPROXIMATELY 1.31 ACRES FROM R1-10 (RESIDENTIAL) TO A ZONING OF RS (RESIDENTIAL AND SERVICES). LOCATION OF PROPERTY IS 671 S. 4<sup>TH</sup> ST.**

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*WHEREAS*, The Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 2011-A374, approved June 25, 2011 and,

*WHEREAS*, Part 6, Section 601 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulation of the Planning and Zoning Ordinance by the Town Council and,

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 20120238** was filed by Mr. Gregory Blue, owner for the purpose of rezoning the parcel 404-26-032 **FROM R1-10 (Residential) to RS (Residential and Services)**. The legal description is attached as **Exhibit A** and the Map as **Exhibit B**.
- B. The Zoning Map Change was reviewed and approved by the Planning Commission on **January 03, 2013** in public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on October 18, 2012 as required by ARS 9-462.03B.
- D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as **Exhibit C**.
- F. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public should be approved.

**Zoning Map Change 20120238** is approved, based upon the following findings:

- A. The property is classified on the Town's General Plan Land Use Map as residential and is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

B. The Zoning Change will promote the public health, safety, and welfare of the general public.

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**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.** This ordinance is effective upon completion of publication and any posting as required by law.

**Section 4.** 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.

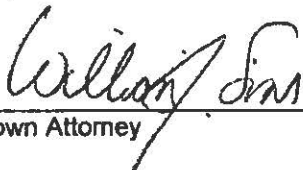
*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 23<sup>rd</sup> day of January 2013.*

Approved: \_\_\_\_\_  
Bob Burnside - Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

Approved as to form:

  
Town Attorney

**DRAFT**

**EXHIBIT A**

**LEGAL DESCRIPTION FOR PROPERTIES BEING REZONED**

**A Subdivision in the NE 1/4 SE 1/4 of Section 31, T 14N, R 5E, G. & S.R.M., Yavapai County, Arizona as recorded in Book 5 of Maps, Page 32 of the Yavapai County Records.**



**DRAFT**



**Parcel ID**  
404-26-032

**Check Digit**  
6

**Owner**  
BLUE GREGORY

**Owner's Mailing Address**  
95 E CLIFF HOUSE DR APT A  
CAMP VERDE, AZ 863227389

**Secondary Owner**  
N/A

**Recorded Date**  
1985-04-24

**Last Transfer Doc Docket**  
1715

**Last Transfer Doc Page**  
826

**Physical Address**  
671 S 4Th St

**Incorporated Area**  
Town of Camp Verde

**Assessor Acres**

1.37

**School District**

Camp Verde Unified SD #28

**Improvements (3)**

**Type:** Mobile Home Park

**Floor area:** 12

**Effective/constructed:** 1989

**Type:** Affixed Mobile Home

**Floor area:** 952

**Effective/constructed:** 1979

**Type:** Mobile Home Yard Improvements

**Floor area:** 1

**Effective/constructed:** 1979

**Assessment**

**2013 Full Cash Value**

\$63,916

**2013 Limited Value**

\$63,916

**2013 Assessment Ratio**

10

**2013 Legal Class**

Residential Other

**2013 Net Assessed Full Cash Value**

\$6,392

**2013 Net Assessed Limited Value**

\$6,392

**Taxes**

**Tax Area Code**

2872

**Subdivision**

(Recorded Docs)

Camp Verde Heights

**Fire District**

Camp Verde FD

**Subdivision Type**

M

**County Zoning Violation**

No Zoning Violation

**2012 Full Cash Value**

\$66,510

**2012 Limited Value**

\$66,510

**2012 Assessment Ratio**

10

**2012 Legal Class**

Residential Other

**2012 Net Assessed Full Cash Value**

\$6,651

**2012 Net Assessed Limited Value**

\$6,651

**2011 Taxes Billed**

\$904

DRAFT

EXHIBIT C

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 20120238 for parcel 404-26-032. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 14 day of December, 2012

OWNER:

GREG BLUES  
Print Name

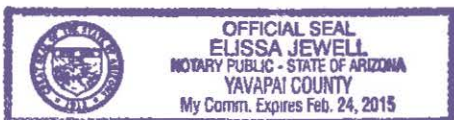
[Signature]  
Signature

STATE OF ARIZONA )  
County of Yavapai ) ss.

On this 14 day of December, 2012, before me, the undersigned Notary Public, personally appeared Greg Blues, who acknowledged that this document was executed for the purposes therein contained.

[Signature]  
Notary Public

My Commission Expires: Feb 24, 2015





PROJECT #  
20120238

# Land Use Application Form

**1. Application is made for:**

- |   |                                    |                        |
|---|------------------------------------|------------------------|
| Zoning Map Change                           | Use Permit                         | General Plan Amendment |
| Conceptual Plan Review                      | Preliminary Plat                   | Final Plat             |
| PUD Zoning                                  | Variance                           | Sign                   |
| Street Abandonment                          | Minor Land Division                | Wireless Tower         |
| Appeal                                      | Verification of Non-Conforming Use | Utility Exemption      |
| Site Plan Compatibility Review (Commercial) |                                    |                        |
| Other: _____                                |                                    |                        |

2. Project Name: IMPROVEMENTS + EXPANSION OF SUNLAND RV PARK

Please print or type legibly

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

Owner Name: GREGORY BLUG Applicant Name: SAME  
 Address: 95 E CLIFF HOUSE DR, #A Address: \_\_\_\_\_  
 City: CAMP VERDE State: AZ Zip: 86328 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: 908.300.4747 Phone: \_\_\_\_\_  
 E-mail: GREGORYBLUG@HOTMAIL.COM E-Mail: \_\_\_\_\_

**4. Property Description:**

Address or Location: 671 S. FIRST, CAMP VERDE, AZ 86328  
 Existing Zoning: R1-10 Existing Use: RV/TRAILOR PARK  
 Proposed Zoning: RS Proposed Use: RV/TRAILOR PARK

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

IMPROVEMENTS AND EXPANSION OF  
SUNLAND RV PARK

**6. Certification:**

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

Owner: [Signature] Date: 8.20.2012 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: 8.20.2012



August 23, 2012

Town of Camp Verde  
Community Development  
473 S. Main St., Ste. 108  
Camp Verde, AZ 86322

RE: Zoning Map Change


Dear Mr. Jenkins,

Sunland RV Park is requesting a Zoning Map Change from R1-10 to RS so that I can bring this property into compliance. The park has been in continuous use since before 1964. It also provides affordable living; the park is a "long term" park.

In the future, should the Zoning Map Change be approved, I will be applying for a Use permit to make improvements.

The park has a good mix of residents; some are retired most work and contribute to the community.

Sincerely,

  
Gregory Blue  
Sunland RV Park

# Affidavit

I GREG BLUM owner of parcel 404-26-032 have notified my neighbors within 300' of my residence, by sending letters on 10.2.12 to notify them of the neighborhood meeting that I conducted on the 13 day of OCTOBER 2012.

I posted my property with meeting date and time on the 7 day of OCTOBER 2012.

I GREG BLUM owner of parcel 404-26-032 have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 13 day of OCTOBER 2012

Summary  
Statement:

Mr. Shuster left a phone message with the Community Development office for me to call him. I returned his call that day. He was very pleasant to talk with. He asked about the current zoning. I informed him that it is currently zoned as R10. He asked if the park is in the sewer District and connected. I told him that the park is in the Sewer District and is connected. He also wanted to know how many spaces there are. I told him there are 11 spaces with 1 doublewide that is used as a rental. He asked if I had facilities for showers and toilets. I told him that this is a long term park, 30 days or longer. I don't have overnight rentals. He asked why I needed a Use Permit, I told him it's a Town requirement. In conclusion he told me that after talking to me, he supports this request. SEE ATTACHED.  
If Summary statement is too long, attach a copy.

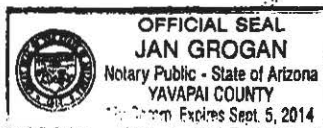
State of Arizona }

County of Yavapai }

[Signature]  
Signature of Document Signer No. 1

\_\_\_\_\_  
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 14 day of November 2012.



[Signature]  
Signature of Notary

OCTOBER 18, 2012 NEIGHBORHOOD MEETING HELD IN THE COMMUNITY DEVELOPMENT OFFICE 5:30 pm to 6:15 pm

Mr. and Mrs. Howell and Mr. and Mrs. Coke came as a group and spoke as a group. They first asked why they received a letter. Jenna Owens, Assistant Planner for the Town, explained the procedure to them.

Then they spoke about people not stopping for the Stop sign on Sunland Dr. I told them that I would talk to the Town Marshal about their comment. Then they asked me why I allowed a former sex offender to move into the park. I tried to explain that I spoke with him and his brother and felt that he had served his time. Their response to me was on a negative personal level. They continued to ask what their rights were. I told them that I would speak to the Town Marshal and let them know her response. I talked to Town Marshall, Nancy Gardner, and she referred me to the Arizona Department of Safety Web Site in regards to rules regarding where the offender can reside, and rules regarding how far from a school, as per ARS 13-3727. A level three cannot reside within one thousand feet from a school or childcare facility. The resident is not a level three offender. I also discussed with the Marshall about the Stop sign located on Sunland Drive. She referred me to Ron Long with the Public Works Department. I contacted Mr. Long and suggested that a Yield sign could replace the Stop sign. His comment was that it was really none of my concern.

Then they talked about the poor job the former owner did in running the park. I told them that I am not an absentee owner. I take great pride in what I do in the community.

In conclusion, they asked me what improvements that I am planning on for the park and I shared with them that I am proposing to enclose the dumpster, build a laundry room, remove the storage building, and add landscaping to the park. They liked the proposal of these improvements.

## Arizona State Legislature

Bill Number Search:  

Fiftieth Legislature - Second Regular Session

[change session](#) | [printer friendly version](#)[Email a Member](#) | [Email Webmaster](#)[Senate](#)   [House](#)   [Legislative Council](#)   [JLBC](#)   [More Agencies](#)   [Bills](#)   [Committees](#)   [Calendars/News](#)[ARS TITLE PAGE](#)   [NEXT DOCUMENT](#)   [PREVIOUS DOCUMENT](#)**13-3727. Unlawful residency; persons convicted of criminal offenses; exceptions; preemption; classification**

A. It is unlawful for a person who has been convicted of a dangerous crime against children as defined in section 13-705 or who has been convicted of an offense committed in another jurisdiction that if committed in this state would be a dangerous crime against children as defined in section 13-705, who is required to register pursuant to section 13-3821 and who is classified as a level three offender pursuant to sections 13-3825 and 13-3826 to reside within one thousand feet of the real property comprising any of the following:

1. A private school, as defined in section 15-101, or a public school that provides instruction in kindergarten programs and any combination of kindergarten programs and grades one through eight.

2. A private school, as defined in section 15-101, or a public school that provides instruction in any combination of grades nine through twelve.

3. A child care facility as defined in section 36-881.

B. This section does not apply to any of the following:

1. A person who establishes the person's residence before September 19, 2007 or before a new school or child care facility is located.

2. A person who is a minor.

3. A person who is currently serving a term of probation.

4. A person who has had the person's civil rights restored pursuant to chapter 9 of this title.

5. A person who has not been convicted of a subsequent offense in the previous ten years, excluding any time the person was incarcerated in any federal, state, county or local jail or prison facility.

C. Notwithstanding any other law and as a matter of statewide concern, a county, city or town shall not enact an ordinance that provides for distance restrictions greater than those found in this section.

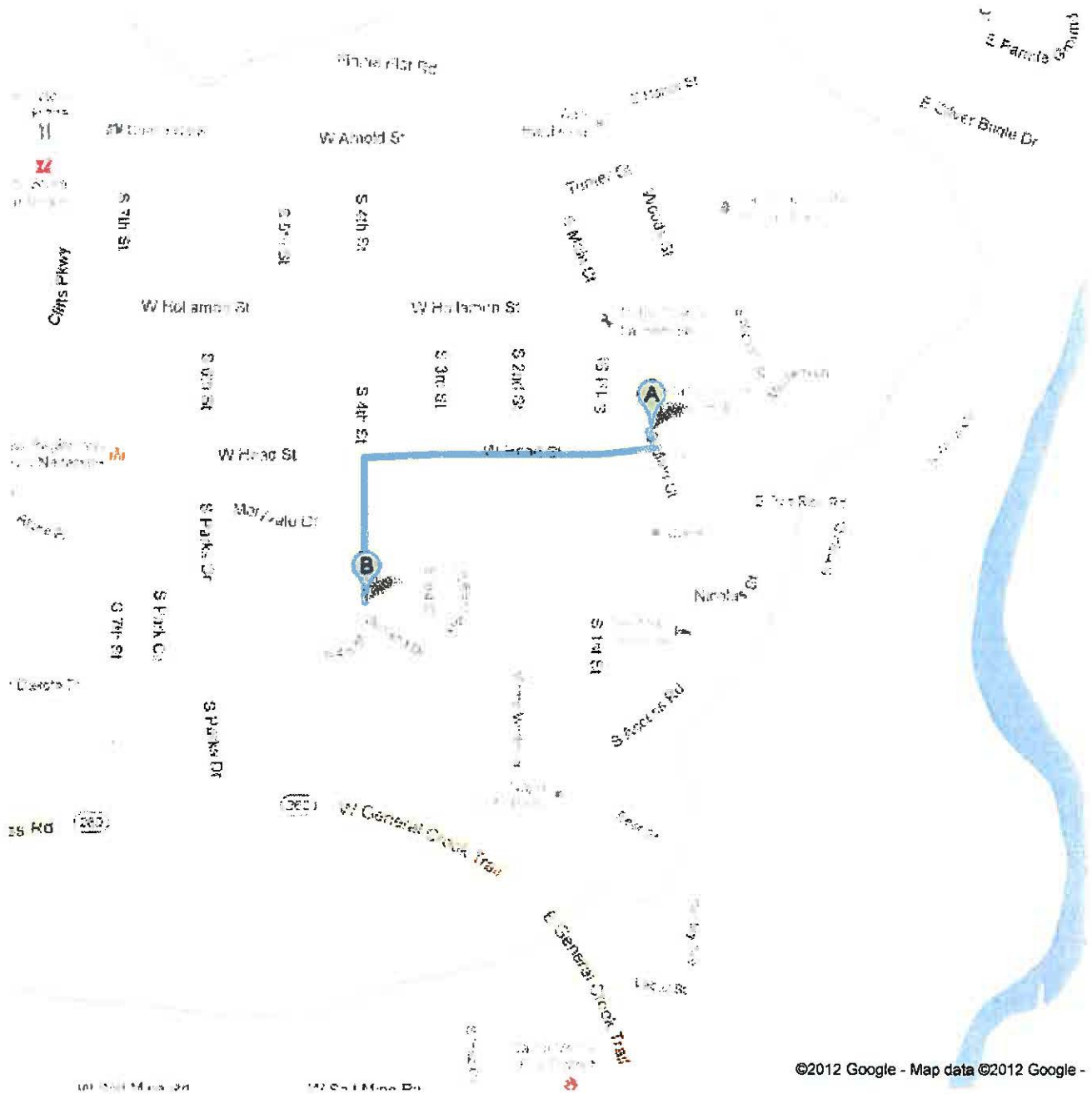
D. For the purposes of subsection A of this section, measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing the person's residence to the nearest point on the property line of a parcel containing a child care facility or a school.

E. A person who violates this section is guilty of a class 1 misdemeanor.





Directions to 671 S 4th St, Camp Verde, AZ 86322  
0.4 mi – about 2 mins



©2012 Google - Map data ©2012 Google -

# Land Use Map

## Adjacent Properties Land Use

Project: 20120238

## Sunland RV Park, Camp Verde



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this information.

# Zoning Map Change

## Zoning of Adjacent Properties

Project: 20120238

## Sunland RV Park, Camp Verde



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**MINUTES DRAFT**  
**Regular Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY JANUARY 03, 2013**  
**6:30 PM**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Commission motions to facilitate future research.  
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**  
Vice Chairperson Blue called the meeting to order at 6:30 p.m. He welcomed Brad Gordon, newly appointed Commissioner to replace Joe Butner, whose term has expired, noted that Commissioner Hisrich is back, and that Commissioner Parrish was absent
  
2. **Roll Call**  
Vice Chairperson Blue, Commissioners Hisrich, Gordon, Norton, Freeman and Hough were present; Commissioner Parrish was absent.  
  
**Also Present:** Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Margaret Harper.
  
3. **Pledge of Allegiance**  
The Pledge was led by Hough.
  
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 Commission so requests.
  - a. **Approval of Minutes:**  
**12-06-2012 Special Session**
  - b. **Set Next Meeting, Date and Time:**  
As NeededOn a motion by Hisrich, seconded by Norton, the Consent Agenda was unanimously approved as presented; except that Commissioner Gordon abstained from the vote since he had not yet been a member.
  
5. **Call to the Public for Items not on the Agenda**  
There was no public input.
  
6. **Election of Officers.**  
On a motion by Blue, seconded by Hisrich, the Commission voted unanimously to elect Chip Norton as Chairperson.  
  
On a motion by Norton, seconded by Hough, the Commission voted unanimously to elect Greg Blue as Vice Chairperson.  
  
Vice Chairperson Blue introduced this item, Election of Officers, and with no further discussion the foregoing actions were taken; newly-elected Chairperson Norton then presided over the remainder of the meeting.
  
7. **Public hearing, discussion and possible recommendation to Council on an application submitted by the Gregory Blue, owner of parcel 404-26-032, requesting a Zoning Map Change, project # 20120238, to go from R1-10 (Residential) to RS (Residential and Services) for approximately 1.37**

**acres located at 671 S. 4th St. (Continued from December 6, 2012 meeting)**  
(NOTE: Since this issue pertains to property owned by Vice Chairperson Blue, he announced that he was recusing himself, and stepped down from his seat of office.)

On a motion by Hisrich, seconded by Hough, the Commission unanimously recommended that Council approve a Zoning Map Change for parcel 404-26-032 to go from R1-10 (Residential Single Family) to RS (Residential & Services) to bring the property into compliance with the current Planning & Zoning Ordinances; parcel is approximately 1.37 acres located at 671 S. 4<sup>th</sup> Street, Camp Verde, Arizona.

#### **STAFF PRESENTATION**

Asst. Planner Jenna Owens reviewed the background of the subject property, Sunland RV Park, now owned by Gregory Blue, who purchased the property with the intent of providing long term and affordable housing. Pursuant to the current Planning & Zoning Ordinance, the existing R1-10 zoning does not allow for Recreational Vehicle Parks. Mr. Blue would like to bring the property into compliance and make improvements; by rezoning to the RS District, Recreational Vehicle Parks would be allowed, with a Use Permit. Following approval of the Zoning Map Change, an application for a Use Permit will be submitted to set stipulations for the use of the property.

The applicant and staff have completed the required notifications to Agencies and adjacent property owners. The required public meeting was held on October 18, 2012, in order for the property owners to express their concerns and comments, none of which were directly related to the Zoning Map Change; those comments were noted in the staff report that was included in the agenda packet.

There was no further Commission discussion.

(NOTE: Following the action taken, Vice Chairperson Blue returned to his seat on the Commission at 6:41 p.m.)

- 8. Public Hearing, Discussion and possible recommendation to Council on a Use Permit application submitted by Mr. Adam Brixius of Clear Blue Services, agent for GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. This Use Permit application, if approved by the Town Council, will replace the current Use Permit to allow for the addition of a Wireless Tower at the Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.**

On a motion by Hough, seconded by Blue, the Commission voted unanimously to table this item indefinitely, up to a three-month period.

Community Development Director Jenkins announced that the agent for the Rancho Verde RV Park has requested a postponement of this item for an indefinite period, up to three months, to be rescheduled at a convenient time. The applicant is requesting the additional time in order to further educate the public on the proposed addition of a Wireless Tower at the Park, and to address any concerns prior to further consideration by the Commission or the Council.

- 9. Public Hearing, Discussion and possible recommendation to Council on an application submitted by Mr. Adam Brixius and/or Mr. Andy Livingston, of Clear Blue Services, agents for AT&T Mobility, for a Use Permit to place a 90' Wireless Tower on property owned by GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.**

On a motion by Hough, seconded by Blue, the Commission voted unanimously to table this item indefinitely, up to a three-month period.

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

There was no public input.

**11. Commission Informational Reports:**

Commissioner Hisrich congratulated Chairperson Norton on his election, predicting that he will do a wonderful job in that capacity.

Commissioner Hough welcomed new Commissioner Gordon, but commented on the possibility of a short term since Gordon had pulled a packet to run for Town Council.

Commissioner Gordon said that he was pleased to serve, and to be able to give back to the community.

**12. Staff**

Jenkins gave a comprehensive update on the issue of contracting for services in connection with abatement of nuisances ranging from unsightly properties with trash and overgrown weeds, to properties with dangerous buildings. He pointed out that improving properties in the Town is a crucial factor in helping to promote economic development, and commented on the excellent job being done by the Code Enforcement officers.

Jenkins detailed the problems with abandoned properties and the difficulty of working with the lending institutions and banks trying to determine ownership, and the subsequent imposition of liens on the properties in order to recover the costs and expenses incurred by the Town in making the necessary corrections. Jenkins added that the contractors selected will be signing the contracts shortly.

**13. Adjournment**

On a motion by Hough, seconded by Hisrich, the meeting was adjourned at 7:04 p.m.

---

Chip Norton, Chairman

---

Planning & Zoning

**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 of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 3<sup>rd</sup> day of January 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

---

Margaret Harper, Recording Secretary