



**SPECIAL SESSION  
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION  
473 S. MAIN STREET, ROOM 106  
CAMP VERDE, AZ 86322  
THURSDAY, JANUARY 14, 2021 6:30 PM**

**Zoom Meeting Link:**

<https://us02web.zoom.us/j/84292993129?pwd=Y2pWbW9kZzlhVlplWmkdNRGJ1cW9FUT09>

*Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing.*

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

**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 Commission so requests.

**a. Approval of Minutes:**

November 5, 2020 – Regular Session

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

TBD

**c. PZC Quarterly Report for October – December 2020**

**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.)*

**6. Election of Officer: Chair**

**7. Election of Officer: Vice Chair**

**8. New Chair will preside over remainder of meeting.**

**9. Action Items:**

- a.** Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by High View, LLC, for a Major Amendment to the zoning districts for an existing C2-PAD (Commercial: General Sales and Service, Planned Area Development) for the Boulder Creek Master Plan. The request is to include C3 (Commercial: Heavy Commercial) and M1 (Industrial: General) Districts within the Master Plan to allow for a broader range of land uses. The property is located on Parcel 403-15-003S, in Camp Verde, Yavapai County, Arizona.

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

**10. 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.)*

**11. Staff Comments**

**12. Adjournment**

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

*Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission 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.*

Posted:

BW Town Hall BW Website

Date: 1/6/2021

**REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS STE. 106  
THURSDAY, NOVEMBER 5, 2020  
6:30 PM**

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

**1. Call to Order**

Vice Chairman Steve Vanlandingham called the meeting to order at 6:30 p.m.

**2. Roll Call**

Vice Chairman Steve Vanlandingham, and Commissioners Mike Hough, Greg Blue, and Chip Norton are present.

**Also Present**

Community Development Director Melinda Lee, Assistant Planner Bobbi Webb and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Vice Chairman Steve Vanlandingham led the Pledge.

**4. Election of Chairman**

Commissioner Norton nominated Commissioner Hough to be Chairman. Second was made by Commissioner Blue. **Motion** carried unanimously with Vice Chairman Vanlandingham, Commissioner Hough, Commissioner Blue, and Commissioner Norton approving.

Chairman Hough presided over the remainder of the meeting.

**5. 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:**

August 6, 2020 – Special Session

**B. Set Next Meeting, Date and Time:**

TBA

**Motion** was made by Commissioner Norton to accept the Consent Agenda. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairman Hough, Vice Chair Vanlandingham, Commissioner Blue, and Commissioner Norton approving.

**6. 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.*

No public comments.

**7. Action Items:**

**a. Public Hearing, Discussion, and possible recommendation to the Town Council regarding an application for a Zoning Map Change reverting from C2 (Commercial: General Sales & Services) back to R1L (Residential Single Family Limited) as requested by the Town of Camp Verde Community Development. This property includes Lots 1 through 12 in White Hawk at Camp Verde, located at the end of Homestead Parkway, east of State Route 260, APNs 403-23-107 through 403-23-118, in Camp Verde, Yavapai County, Arizona.**

**Public Hearing Open:** 6:34pm

**Staff Report**

Community Development Director Melinda Lee stated that the project for White Hawk was being brought back to the Planning & Zoning Commission for reconsideration and gave an overview of the project. In August 2020, an application for a Zoning Map Change was submitted by Town of Camp Verde Community Development, requesting a change from C2 (Commercial: General Sales and Services) to C3 (Commercial: Heavy Commercial). Due to overwhelming opposition from the surrounding property owners, the Planning & Zoning Commission unanimously recommended denial of this request. The project's name has been changed to White Hawk at Camp Verde since the last meeting, and the developer has decided to construct only single-family residences in this project. Although this is an allowed use in the current C2 District, it is his desire to prevent commercial uses within the subdivision and has requested the reversion back to R1L. Research was done to track the history of the area, and it was discovered that the original intent was to be primarily residential with pockets of commercial. The property has been previously zoned as a PAD, and that this particular property was zoned R1L. A reversion back to R1L zoning was not able to be accomplished administratively since it had been removed from the PAD designation in 2014. It was determined by legal counsel that this request could be made through a continuance of the existing application, bringing it back to the Planning & Zoning Commission for reconsideration. The Town of Camp Verde Community Development is requesting a Zoning Map Change, reverting the zoning back to R1L, to restrict the development to site-built, single-family homes only within the subdivision and to prevent any commercial development within this project. Chairman Hough stated that this was the second time this had been brought before the Commission by the Town and asked if we had the owner's signature for approval. Ms. Lee replied that we did have the owner's signature of approval on file.

Staff recommends approval of the request for a Zoning Map Change, reverting from the current zoning of C2 (Commercial: General Sales & Service) back to R1L (Residential: Single Family Limited) for this property.

**Public Comment-** Ed Davis is in support of the project.

**Staff Rebuttal-** None

**Close Public Hearing:** 6:39pm

**Commission Comments-** None

**Motion** was made by Vice Chairman Vanlandingham to recommend to the Mayor and Town Council, the approval of an application for a zoning map change, reverting from C2 (Commercial: General Sales & Services) back to R1L (Residential: Single Family Limited), as requested by the Town of Camp Verde Community Development. The property includes Lots 1 through 12 in White Hawk at Camp Verde, located at the end of Homestead Parkway, east of State Route 260, on parcel numbers: 403-23-107 through 403-23-118, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairman Hough, Vice Chairman Vanlandingham, Commissioner Blue, and Commissioner Norton approving.

**b. Public Hearing, Discussion, and possible recommendation to the Town Council for an application submitted by Town of Camp Verde Community Development for a Text Amendment for the following: Shipping Containers: Section 312.A, and general citations; Signs: Section 404, Standards for Portable/Temporary Signs; of the Town of Camp Verde Planning & Zoning Ordinances and Subdivision Regulations.**

**Public Hearing Open:** 6:41p.m.

**Staff presentation**

Community Development Director Melinda Lee stated that since the last amendment to the Planning & Zoning Ordinance in July 2019, a few items have been brought to our attention that need to be clarified, corrected, or added for a potential amendment to the ordinance.

**a. Shipping Containers: Section 312.A**

This is a request to revise the code to allow larger shipping containers due to requests to use longer containers that have become available on the market. We have also received requests to use shipping containers on parcels less than one acre.

Currently the code allows for one 320 square foot, or two 160 square foot Shipping Containers on properties of one acre or more in residential zones of one acre or more and two 320 square foot or four 160 square foot in commercial zones. There is no limit on the number of shipping containers in industrial zones as long as the lot coverage is met, so no changes are recommended in the industrial zones.

- It is staff's recommendation that one (1) 8ft x 45ft shipping container should be allowed on parcels smaller than one acre and up to 360 square foot units in the residential properties over one acre and the general (neighborhood) commercial properties, as long as they are able to meet applicable setbacks, lot coverage, and appearance standards. These containers are similar to what is allowed for storage sheds and do not take up any more space. It is reasonable to consider these as storage sheds. Since these shipping containers must be painted, they would comply with aesthetics.
- Based on these new sizes, staff recommends allowing shipping containers square feet in Residential and Neighborhood or General Commercial Zones over one acre;
- It is staff's recommendation that the 8ft x 53ft containers be reserved for heavy commercial and performance industrial zones. We believe one (1) 420 square foot, two (2) 320, or two (2) 360 square foot containers should be allowed in these zones.
- Any existing shipping containers that are currently being used need to come into compliance by January 1, 2022.

Commissioner Norton asked what limitations exist on the use of shipping containers. Ms. Lee stated they are not to be lived in or used for animals. Strictly for storage of personal items and property owners are not able to lease these out. Workshops would be fine.

Vice Chair Vanlandingham asked if there were any utility restrictions or foundation/tie down requirements. Ms. Lee stated there were no restrictions on utilities, but they would have to get building permits. No foundations are required due to the sheer weight of the units.

Chairman Hough asked about using them with roof supports. Ms. Lee stated that would then require them to get a building permit and would require engineered plans to show the containers could support the roof.

Commissioners are ok with the changes that are recommended.

#### **b. Signs: Section 404, Standards for Portable/Temporary Signs**

The 2019 change to Banners created new conflicts with enforcement. The old code allowed multiple banners per business; the new code under the Temporary, Commercial category now only allows "one on-site banner". These issues have risen:

- When dealing with a property that has multiple businesses, it seems reasonable that each business should be allowed at least one banner; however, it does not specify that in the code. We are requesting to make a change in the sign table to allow 1 banner per site or one per business.
- Construction projects display the contractor's name yet often have multiple subcontractors working on the job with them. Rather than allowing just one banner, we are requesting a change to allow one per site or one per business involved in the project. These are temporary uses, for the duration of the project only. Allowing one per contractor at a construction site is how it has been enforced; this request is to revise the wording to support this interpretation.
- Special Event banners are also a concern. Should sponsor banners be allowed? If so, how many and under what circumstances? It is staff's recommendation that one banner per sponsor should be allowed at the location of the event, and only for the duration of the event. These banners should be displayed for the benefit of the spectators rather than for passers-by. If the banners are displayed within a contained event facility, the recommendation would be that they are able to remain in place.
- Should banners be allowed to advertise at the venue site, for passersby, for upcoming events? It is staff's recommendation that one banner per site be allowed for regular, occasional, and seasonal events, for the duration of the event only. This would mean that seasonal events may display a banner for the duration of the designated season.

For advanced notification of events, the Town does provide sites to display banners for the community's benefit. Wording changes to the table include: to allow 1 per site or 1 per business on the same site; sponsor banners for display or temporary use only. Ms. Lee stated staff recommends approval of the request to amend the Planning and Zoning Ordinance as described. Chairman Hough asked for clarification; are banners approved as an addition to the allowable signage on the building. Ms. Lee stated banners are not to be used on a permanent basis and explained that banners would need to be framed if they are to be used on a more permanent basis. Chairman Hough asked how long the banner could be left up when it is not framed. Ms. Lee stated it would only be for the duration of a special event.

**Public Hearing Closed:** 7:00pm

**Motion** was made by Commissioner Norton to recommend to Town Council the approval of a request for a Text Amendment for the following: Shipping Containers: Section 312.A. B., and General Citations; Signs: Section 404. Standards for Portable/Temporary Signs; of the Town of Camp Verde Planning & Zoning Ordinances and Subdivision Regulations. Second by Commissioner Blue. **Motion** carried unanimously with Chairman Hough, Vice Chairman Vanlandingham, Commissioner Blue, and Commissioner Norton approving.

**8. 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.*

No current events.

**9. Staff Comments**

Ms. Lee addressed the Commission:

- Introduced Andrew Faiella as the new Planning & Zoning Commissioner. He will join the Commission at the next meeting.
- Commissioner Blue will not be continuing his term after December 2020.

**10. Adjournment**

**Motion** made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Norton. **Motion** carried unanimously with Chairman Hough, Vice Chair Vanlandingham, Commissioner Blue, and Commissioner Norton approving. Meeting was adjourned at 7:05 p.m.

\_\_\_\_\_  
Chairman Mike Hough  
Planning & Zoning Commission

\_\_\_\_\_  
Melinda Lee, Director  
Community Development

**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 5<sup>th</sup> day of November 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5<sup>th</sup> day of November 2020.

Jennifer Reed  
\_\_\_\_\_  
Jennifer Reed, Recording Secretary

**QUARTERLY REPORT**  
**Planning and Zoning Commission**  
**October-December 2020**

**Scheduled Meetings:        1**

**October 1, 2020: Cancelled due to lack of business**

**October 8, 2020: Cancelled due to lack of business**

**November 5, 2020: Regular Session**

**Present:** Hough, Vanlandingham, Blue and Norton

**Absent:** Two vacancies exist

New Commissioner Andrew Faiella was present, but will not be joining until the next meeting.

Election of Chairperson Mike Hough.

Items for discussion:

- a. Public Hearing and Recommendation for approval to the Town Council regarding an application submitted by Town of Camp Verde Community Development for a Zoning Map Change reverting from C2 (Commercial: General Sales & Services) to R1L(Residential Single Family Limited). The property includes Lots 1 through 12 in White Hawk at Camp Verde and is located at the end of Homestead Parkway, east of State Route 260, APN's 403-23-107 through 403-23-118, in Camp Verde, Yavapai County, Arizona.
- b. Public Hearing and Recommendation for approval to the Town Council regarding an application submitted by Town of Camp Verde Community Development for Text Amendments to the Planning & Zoning Ordinance on the following topics:
  1. Shipping Containers: Section 312.A. The amendment will allow for additional sizes for containers; 8ft x 45ft as well as 8ft x 53ft. It will also allow for shipping containers to be allowed on lots under 1 acre. The 8ft x 53ft containers shall be reserved for heavy commercial and performance industrial zones. A maximum of 360 square foot units will be allowed in residential zones, with one (1) 420 sf, two (2) 320 sf, or two (2) 360 sf containers being allowed in heavy commercial and performance industrial zones.
  2. Signs: Section 404. The amendment will allow multiple businesses on one parcel to display banners. The sign table will be rewritten to allow one (1) banner per site or one (1) per business. Construction projects and special events will allow one (1) banner per business. Special Event banners will be allowed for the duration of the event. Seasonal events will be allowed to remain in place for the duration of the designated season.

**November 12, 2020: Cancelled due to lack of business**

**December 3, 2020: Cancelled due to lack of business**

**December 10, 2020: Cancelled due to lack of business**

**There were no items tabled by the Commission.**





## Town of Camp Verde

### Agenda Item Submission Form

**Meeting Date: January 14, 2021    Planning & Zoning Commission**

**Applicant:** Dugan McDonald, High View, LLC

**Application:** #20200539 / Planned Area Development (PAD) Major Amendment

**Presentation/Action:** Recommendation to Town Council

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Melinda Lee, Director

**Agenda Title (be exact):**

Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by High View, LLC, for a Major Amendment to the zoning districts for an existing C2-PAD (Commercial: General Sales and Service, Planned Area Development) for the Boulder Creek Master Plan. The request is to include C3 (Commercial: Heavy Commercial) and M1 (Industrial: General) Districts within the Master Plan to allow for a broader range of land uses. The property is located on Parcel 403-15-003S, in Camp Verde, Yavapai County, Arizona.

**List Attached Documents:**

Exhibit A: Staff Report; Vicinity Map, Zoning & Land Use Map

Exhibit B: C2, C3, M1 District Standards

Exhibit C: Ordinance 2019-A445

Exhibit D: PAD Major Amendment Application, Current & Proposed Master

Plans Exhibit E: Communications from Public & Agencies; Notification Buffer Map

**Estimated Presentation Time: 10 minutes.**

**Estimated Discussion Time: 10 minutes**

**Reviews Completed by:**

Town Attorney

**Town of Camp Verde: January 14, 2021 Planning & Zoning Commission**

**BACKGROUND:**

Dugan McDonald, representing High View, LLC, applicant, has submitted a request to amend the existing C2-PAD (Commercial: General Sales & Services, Planned Area Development) for the Boulder Creek Master Plan. Ordinance 2019 A445 (Exhibit C) was approved on May 22, 2019, for the PAD, a 185-acre parcel, located on the south side of State Route 260, extending from approximately 700 feet west of the Aultman Parkway roundabout to approximately 2300 feet east of it.

The original approval for the Master Planned Community comprised of residential, general commercial, and recreational uses. The request to amend the PAD includes the change of C2 zoning along State Route 260 to C3 (Commercial: Heavy Commercial) and a portion of land for M1 (Industrial: General) in the rear of the parcel between two areas that will retain the C2 zoning already in place. (Exhibit B outlines the respective zoning district standards). The General Plan shows a preference for this type of layout, as described below. The PAD designation will remain in place for the entire parcel. This property was recently divided per land survey into five (5) parcels of greater than 36 acres each, in order to accommodate multiple zoning districts.

The residential component will retain the area of multi-family residential; which aids in fulfilling a need for workforce housing. Multi-family options provide a means for both temporary, transitional housing as well as an option for families that prefer smaller accommodations. There will also continue to be a single-family element, providing an opportunity for additional housing options.

The commercial component will retain the proposed lodging, dining, and various levels of retail options, to support the region's tourism and recreational outlets. The addition of C3 along the highway will increase the overall opportunities for commercial use. The addition of an M1 parcel in the rear of the parcel will allow the integration of general industrial use, off of the main highway frontage, yet still accessible from highway.

Within the development, they will retain areas for open space and trail systems to expand outdoor activities for its residents and visitors.

Due to the PAD nature of this Master Plan, future phases of development will require the processing of final site plans (aka development plans). Also, any parcel divisions or subdivisions will require the proper application and review processes.

There is a current Mining Use Permit for this property, which is being phased out, and future development will require approvals relating to proper remediation and associated documentation.

This proposal is located within Camp Verde's Opportunity Zone, which will promote investment and development of the various aspects of the project.

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

- The property was divided into five (5) parcels that are 36 acres or greater, per recorded land survey, in accordance with ARS 32-2101 and Town of Camp Verde Subdivision and Land Division Regulations, Section 500.
- Community Development Staff mailed out 10 letters to properties owners within three hundred (300) feet of the subject parcel on December 10, 2020, and a revised notice on December 16, 2020. 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 December 27, 2020, by Community Development Staff.
- Notices of Public Hearing were posted on the subject property on the south side of State Route 260, at Aultman Parkway and Boulder Creek Road, and in public places on December 30, 2020 , by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on January 8, 2021, by Community Development Staff.

**COMMUNICATIONS FROM AGENCIES/PUBLIC (Exhibit D):**

**Staff has received one inquiry from the public regarding this request:**

Mr. Andy Groseta, adjoining property owner, requested application documents to review prior to the public hearing.

**Staff has received the following comments from reviewing agencies:**

**Camp Verde Water Systems:**

Justin Bullard stated that this property is located within in their Certificate of Convenience and Necessity area and would be able to serve this property with an Advanced Aid of Construction Agreement to extend the water main to the property.

**Copper Canyon Fire & Medical:**

Ken Krebbs, Fire Marshal, stated that although they had hoped for C2 development on this property, their concern is making sure there is proper water supply available.

**GENERAL PLAN:**

The project is located within the 260 West Character Area. This Area currently supports a full range of land uses. This project would enhance the State Route 260 Corridor and comply with the General Plan:

- Existing residential within this Area are primarily within the Yavapai Nation and a defunct residential plat.
  - The Housing Element, Chapter 8, discusses the need to provide housing for all age groups and socio-economic levels. Further stating “the community’s success in economic diversification and job creation is directly linked to affordable housing within the community”.
    - Goal A.2 says “Encourage higher residential density development in conjunction with commercial use...”
      - *The project proposes higher density residential with a combination of single family and multi-family sections. The Commercial nodes also suggests the integration of commercial and residential combined units.*

- Preferred Non-Residential Zoning Districts include Mixed Use, Commercial, Industrial, and Planned Area Developments, with commercial and industrial uses being preferred adjacent to/abutting the highway.
  - *This project will remain as a Planned Area Development (PAD)*
  - *This proposal shows the commercial components of the project adjacent to the highway.*
  - *The amendment includes an industrial element in the rear portion of the project. It is still accessible to the highway.*
- Goal A states “Promote regional commercial and employment opportunities”.
  - A.3 involves the coordination of access, design, circulation, and utilities.
    - *The request takes advantage of existing highway design and circulation, and will provide the extension of utilities to the area that will benefit future projects.*
  - A.4 states “Promote commercial and mixed use development adjacent to State Route 260”.
    - *The proposed design of this project fulfills this goal.*
    - *Mixed use developments provide opportunities for various levels of housing as well as shopping employment options for the residents.*
- Goal C outlines the support for “improvements in alternate means of transportation and amenities”.
  - C.1 encourages the connectivity of trails and development of pedestrian pathways.
    - *The proposed design includes connectivity to the Forest Service land, which already hosts a myriad of trails systems.*
    - *The community’s design also includes internal pedestrian facilities for recreation and to access internal commercial offerings.*
  - C.3 says to “consider overall community appearance”.
    - *The conceptual design for the project shows the developer has taken into consideration the overall appearance for the community, to support the Town’s vision of southwestern style.*
    - *The amended plan, even though it includes an industrial element, considered overall appearance by placing this use in the rear of the project where there is open space separating it from the residential areas.*
- Goal D relates to the preservation of natural resources to protect and enhance the rural character of Camp Verde.
  - In summary, Goals D.1 through D.5 are all addressed with this proposal:
    - *The dedication of open space areas; preservation of natural characteristics and scenic view sheds, including communication with the U.S. Forest Service; and to encourage site built housing.*

**STRATEGIC PLAN:**

The Community and Economic Development Strategic Plan discusses the concept of “Economic Development Primer” on page 12. The idea of providing tourism-serving business, such as lodging, restaurants, and shopping, brings in “new” money for the region. The local residents will contribute to the economy through these same options and potential other personal services by re-circulating money within the community. As accessible commercial options increase for locals and visitors along this corridor, the less “economic leakage” we will experience.

The plan also provides some key Focus Areas, which this proposal supports:

- Tourism and Recreation
  - *The proposed design incorporates commercial options that supports the existing tourism and recreation industry, and encourages growth in these areas.*
- Infrastructure and Placemaking
  - *The proposal will provide needed infrastructure in the region and promote internal connectivity and livability.*
  - *The concept of a Master Planned Community provides a unique identification for its residents, creating a sense of place.*
- Business Development, Support, Attraction, Retention
  - *Providing options for small businesses to locate within the community will encourage residents to live, work, and thrive here.*
  - *Providing a broader range of commercial zoning will allow more integration to support increased economic multipliers. Being able to have an increased support network for the production and distribution of products will enhance the overall community structure.*

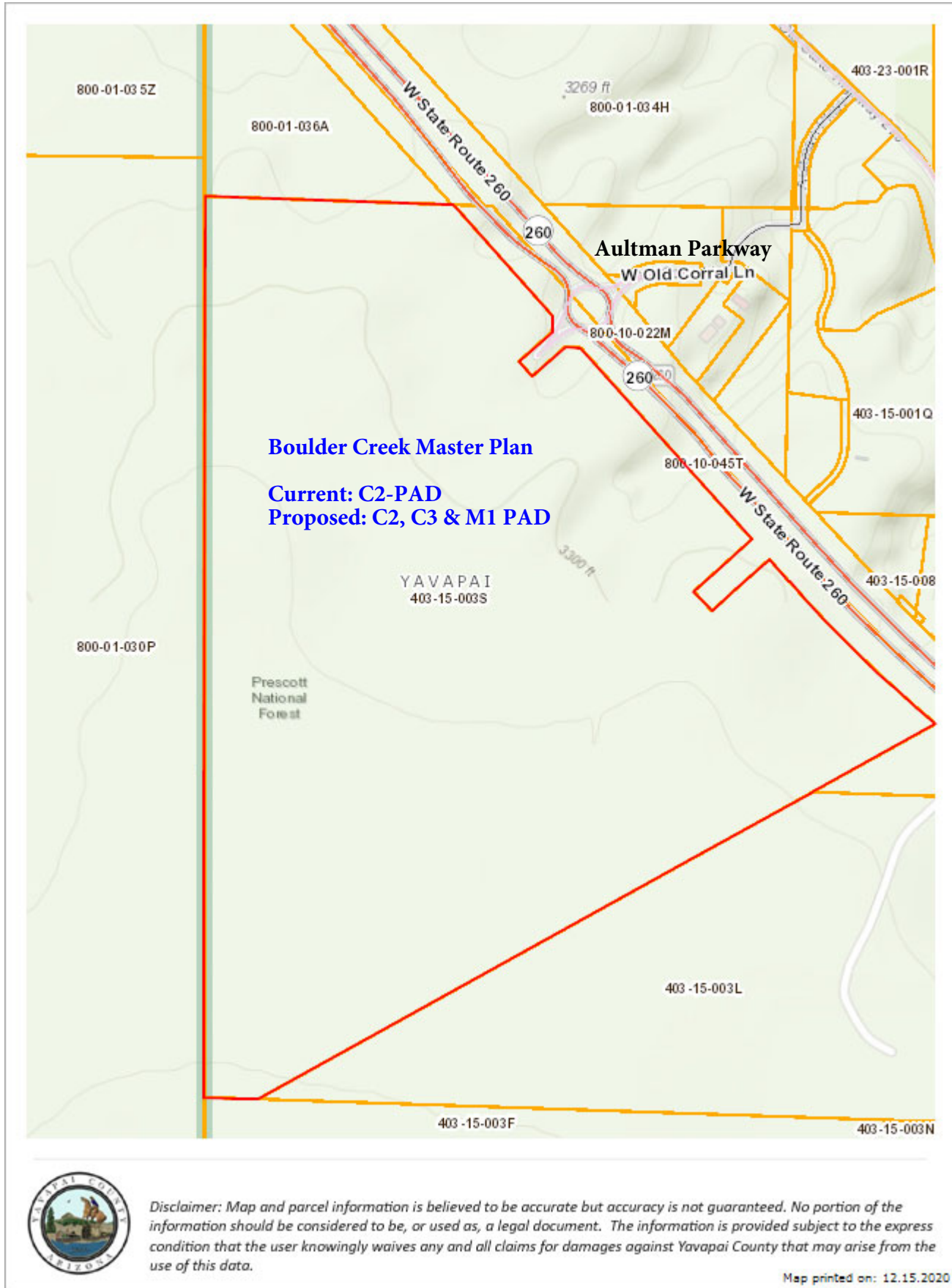
**STAFF RECOMMENDATION:**

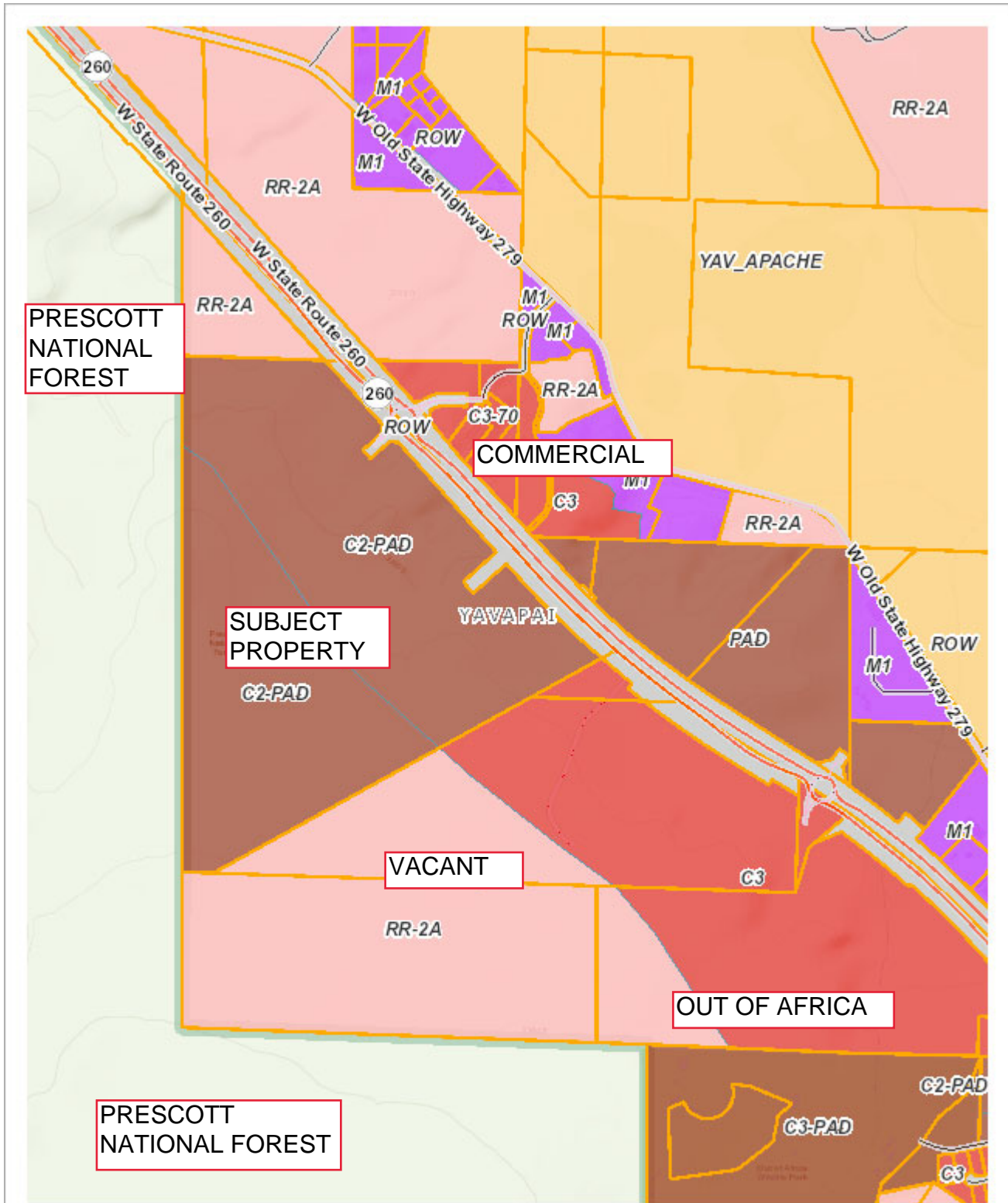
Staff recommends approval of the request for a PAD Major Amendment to the Boulder Creek Master Plan, to include C2, C3, and M1 zoning districts, which would allow the a broader range of land uses, based on the following Findings of Fact:

- The proposal complies with the General Plan for the 260 West Character Area.
- The proposal complies with the Strategic Plan.
- The site is being mined under a current Mining Use Permit and will require proper remediation and documentation for future development approvals.
- The property was legally divided into five (5) parcels with a recorded land survey, to accommodate multiple zoning districts within the Master Plan.

**RECOMMENDED MOTION:**

**A MOTION TO RECOMMEND TO THE MAYOR AND COMMON COUNCIL, THE APPROVAL OF AN APPLICATION FOR A MAJOR AMENDMENT TO THE ZONING DISTRICTS FOR AN EXISTING C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICE, PLANNED AREA DEVELOPMENT) FOR THE BOULDER CREEK MASTER PLAN. THE REQUEST IS TO INCLUDE C3 (COMMERCIAL: HEAVY COMMERCIAL) AND M1 (INDUSTRIAL: GENERAL) DISTRICTS WITHIN THE MASTER PLAN TO ALLOW FOR A BROADER RANGE OF LAND USES. THE PROPERTY IS LOCATED ON PARCEL 403-15-003S, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**





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 express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 1.5.2021



**G. C2 DISTRICT (Commercial: General sales and services)**

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- d. Automobile repair (light).
- e. Automotive service stations.
- f. Baking and confection cooking for on-site sale only.
- g. Bars, tap rooms and nightclubs.
- h. Bed and Breakfast
- i. Bowling alleys and poolrooms.
- j. Business offices, banks and similar; including drive-through.
- k. Commercial art galleries.
- l. Commercial bath and massage.
- m. Commercial parking facilities.
- n. Community parks, playgrounds or centers.
- o. Custom service and craft shops.
- p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- q. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- s. Flood control facilities.
- t. Frozen food lockers.
- u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- w. Historical Landmarks.
- x. Home occupations (See Section 303).
- y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans
- z. Hotels and motels with five or more guest rooms.
- aa. Keeping of farm animals, limited (See Section 305).



- bb. Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- cc. Miniature golf establishment.
- dd. Mortuary
- ee. Multiple dwelling units and apartment hotels
- ff. Nursery schools; day care centers (child or adult).
- gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- hh. Open land carnival and recreation facilities (religious & educational institutions).
- p. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
  - ii. Personal services.
  - jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
  - kk. Private clubs and lodges operated solely for the benefit of bona fide members.
  - ll. Religious institutions (in permanent buildings).
  - mm. Restaurants and cafes, including drive-through.
  - nn. Retail sales.
  - oo. Sales (retail and wholesale) and rentals.
  - pp. Theaters, auditoriums, banquet and dance halls.
  - qq. Veterinary services.
  - rr. Water distillation and bottling for retail sales only.
  - ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
    - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
    - 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
    - 3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

- a. Government facilities and facilities required for the provision of utilities and public services
- b. Outdoor recreation or assembly facilities.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
  - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- d. Transmitter stations and towers for automatic transmitting.

c. Revival tents and similar temporary operations. (See Section 601.D)

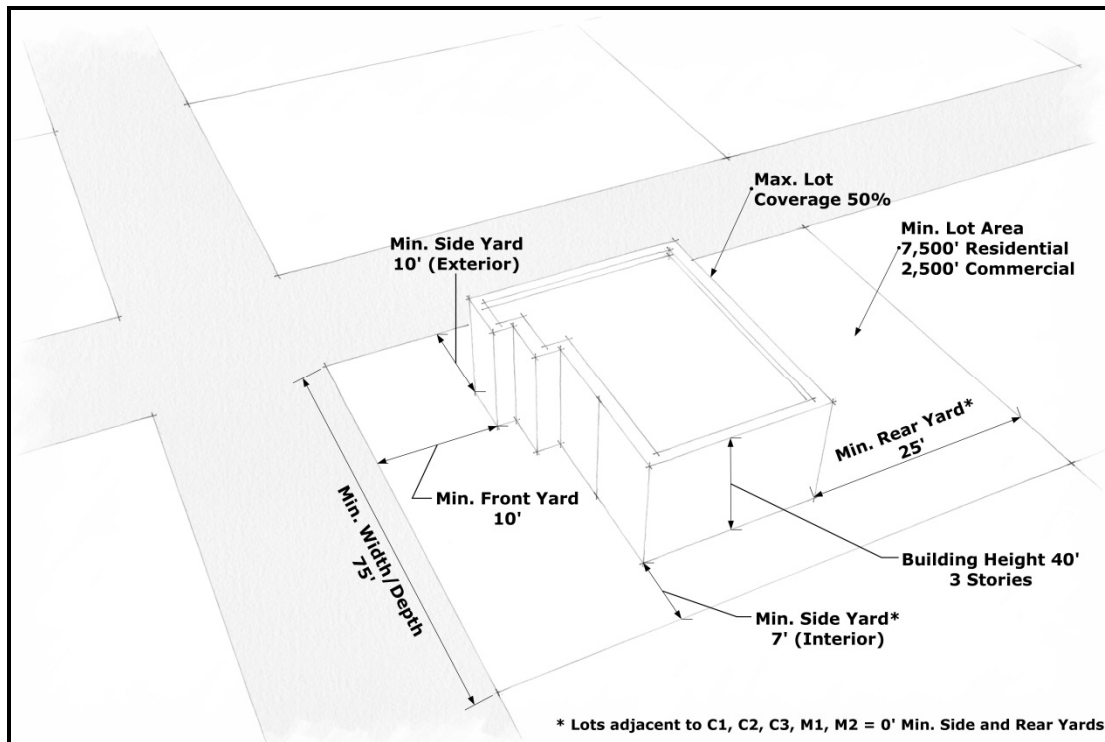
e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
- 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

**Table 2-7: C2 Dimensional Standards**

Zoning District	"C2"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

**Figure 2-7: C2 Dimensional Standards**



## H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Assembly, construction and processing plants.
- d. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- e. Automobile repair (heavy) (2015-A407)
- f. Automobile repair (light).
- g. Automotive service stations.
- h. Automobile Storage Yard
- i. Baking and confection cooking for on-site sale only.
- j. Bars, tap rooms and nightclubs.
- k. Body and fender shops including a paint booth within closed building.
- l. Bottling plants confined to closed building.
- m. Bowling alleys and poolrooms.
- n. Business offices, banks and similar; including drive-through.
- o. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306 B.2.c).
- p. Cleaning and dyeing plants within closed building.
- q. Commercial art galleries.
- r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- s. Commercial bath and massage.
- t. Commercial parking facilities.
- u. Community parks, playgrounds or centers.
- v. Custom service and craft shops.
- w. Custom tire recapping.
- x. Custom warehouses within closed building and not including animals.
- y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- z. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- aa. Flood control facilities.
- bb. Frozen food lockers

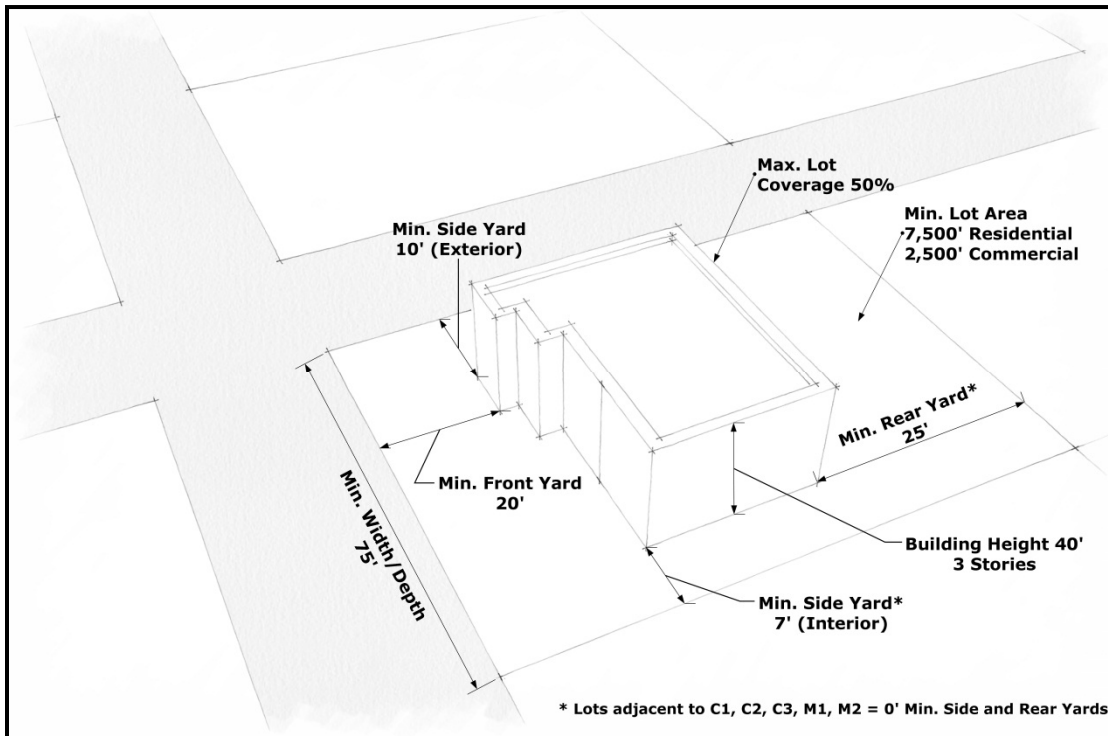
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more guest rooms.
- gg. Keeping of farm animals, limited (See Section 305).
- hh. Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- ii. Lumber yards (prohibiting sawmill operations).
- jj. Medical Marijuana Dispensary. (See Part 3 Section 304) (Definition: See Part 1 Section 103)
- kk. Miniature golf establishment.
- ll. Mortuary
- mm. Nursery schools; day care centers (child or adult).
- nn. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- oo. Open land carnival and recreation facilities (religious & educational institutions).
- pp. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- qq. Personal services.
- rr. Pet shops within a closed building.
- ss. Private clubs and lodges operated solely for the benefit of bona fide members.
- tt. Public auction within closed building.
- uu. Religious institutions (in permanent buildings).
- vv. Restaurants and cafes, including drive-through.
- ww. Retail sales.
- xx. Sales (retail and wholesale) and rentals.
- yy. Storage Facility
- zz. Theaters, auditoriums, banquet and dance halls.
- aaa. Transportation terminal and transfer facilities within closed building.
- bbb. Veterinary services.
- ccc. Water distillation and bottling for retail sales only.
- ddd. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
  1. All such manufacturing and processing actively shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.
  3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.
3. Uses and Structures Subject to Use Permit
    - a. Government facilities and facilities required for the provision of utilities and public services.
    - b. Outdoor recreation or assembly facilities.
    - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
      - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
    - d. Transmitter stations and towers for automatic transmitting.
    - e. Revival tents and similar temporary operations (See Section 601.D).
    - f. Temporary Use Permits, subject to administrative approval (See Section 601.C):
      - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
      - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.
    - g. Cemeteries for human or animal internment (See Section 308).
    - h. Public stables, livestock breeding, boarding and sales.

**Table 2-8: C3 Dimensional Standards**

Zoning District	"C3"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

**Figure 2-8: C3 Dimensional Standards**



**J. M1 DISTRICT (Industrial: General)**

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- d. Automobile repair (heavy) (2015-A407)
- e. Automobile repair (light).
- f. Automobile Storage Yard
- g. Body and fender shops including a paint booth within closed building.
- h. Bottling plants confined to closed building.
- i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306 B.2.c).
- j. Cemeteries for human or animal internment (See Section 308).
- k. Cleaning and dyeing plants within closed building.
- l. Commercial parking facilities.
- m. Community parks, playgrounds or centers.
- n. Custom service and craft shops.
- o. Custom tire recapping.
- p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Historical Landmarks.
- t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- u. Keeping of farm animals, limited (See Section 305).
- v. Lumber yards (prohibiting sawmill operations).
- w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
- x. Mortuary.
- y. Motion picture productions, radio and television studios.



- z. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
  - aa. Religious institutions (in permanent buildings).
  - bb. Retail sales.
  - cc. Storage Facility.
  - dd. Warehouses.
  - ee. Water distillation and bottling for retail sales only.
  - ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.
3. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
  - b. Transmitter stations and towers for automatic transmitting.
  - c. Temporary Use Permits, subject to administrative approval (See Section 601.C):
    - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
    - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

**Table 2-10: M1 Dimensional Standards**

Zoning District	"M1"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7 adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

**Figure 2-10: M1 Dimensional Standards**

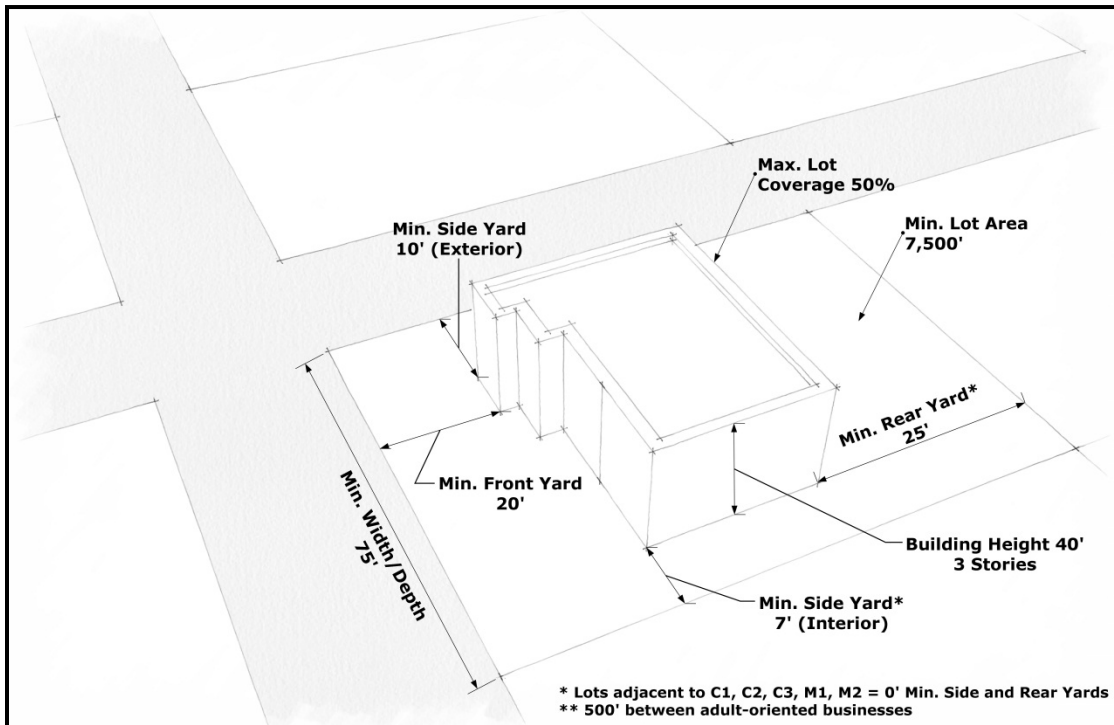


EXHIBIT C:  
Ordinance 2019A445



**ORDINANCE 2019 A445**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA FOR A ZONING MAP CHANGE FROM RR-2A (RURAL RESIDENTIAL, 2-ACRE MINIMUM LOT SIZE) AND C3 (COMMERCIAL: HEAVY COMMERCIAL) TO A PLANNED AREA DEVELOPMENT (PAD) WITH C2 (COMMERCIAL: GENERAL SALES & SERVICE) ZONING FOR A PROPOSED MIXED-USE MASTER PLANNED COMMUNITY. THE PROPERTY IS APPROXIMATELY 185 ACRES, LOCATED ON THE SOUTH SIDE OF STATE ROUTE 260 AT AULTMAN PARKWAY, APN 403-15-007B, 403-15-003Q, AND 403-15-003R, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.**

**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 Mayor and Council find that the requested re-zoning will be beneficial to the community and is in conformity with the Camp Verde General Plan, and

**WHEREAS**, the Mayor and Council find that the procedures required by ARS §9-462.03 and 9-462.04 have been complied with in connection with this zoning action, and

**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 2019-A445** was filed by Dugan McDonald, property owner, to rezone the subject parcels from RR-2A (Rural Residential, 2-Acre Minimum Lot SIZE) AND C3 (Commercial: Heavy Commercial) to a Planned Area Development (PAD) with C2 (Commercial: General Sales & Service) zoning for a proposed mixed-use Master Planned Community FOR the following described real property: The legal description is attached as exhibit "A". The above described parcel contains an area of approximately 185 acres.

- B. The Planning & Zoning Commission reviewed the request on May 2, 2019 in a public hearing that was advertised and posted according to state law and recommended approval of Zoning Map Change 2019-0065.
- C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The Waiver of Diminution of Value Claim has been signed by the property owners and is attached as exhibit "B".

**Section 2.** That this ordinance be hereby expressly conditioned as follows:

- 1. Approval by the Town Council of a Final Development Site Plan to be reviewed by the Planning and Zoning Commission, and approved by the Town of Camp Verde Town Council as required by the Town of Camp Verde Planning and Zoning Ordinance and Subdivision Regulations Section 203 L.2. PAD (Planned Area Development), Scope, Site Plan requirements, Section 400 D.1. prior to issuance of any building permits;

In the event of non-compliance with any of the above conditions, the zoning designation for the described properties may revert from C2-PAD (Commercial: General Commercial/Planned Area Development) back to the original designation of RR-2A (Rural Residential, 2-Acre Minimum Lot SIZE) AND C3 (Commercial: Heavy Commercial) in accordance with the procedures set forth in ARS §9-462.01(E).

**Section 3.** 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 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.

**Section 5.** 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 22ND DAY OF MAY, 2019.**

  
 Charles German - Mayor

Date: May 23, 2019

Approved as to form:  
  
 Bill Sims - Town Attorney

Attest:   
 Judith Morgan, Town Clerk

EXHIBIT D:  
PAD-Major Amendment Application

20200539



# Land Use Application Form

1. Application is made for:

- |                                             |                                    |                        |
|---------------------------------------------|------------------------------------|------------------------|
| Zoning Map Change                           | Use Permit                         | General Plan Amendment |
| Conceptual Plan Review                      | Preliminary Plat                   | Final Plat             |
| <del>Sub-Zoning</del> <u>PAD AMD.</u>       | Variance                           | Sign                   |
| Street Abandonment                          | Minor Land Division                | Wireless Tower         |
| Appeal                                      | Verification of Non-Conforming Use | Utility Exemption      |
| Site Plan Compatibility Review (Commercial) |                                    |                        |

Other: High View At Boulder Creek

2. Project Name:

Please print or type legibly

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

Owner Name: High View L.L.C.

Applicant Name: Duga Mc Donald

Address: P.O. Box 327

Address: P.O. Box 327

City: Camp Verde State: AZ Zip: 86322

City: Camp Verde State: AZ Zip: 86322

Phone: 928 301 5964

Phone: 928 301 5964

E-mail: NA

E-Mail: DBMCDONALD78@GMAIL.COM

4. Property Description:

Address or Location: 391 W. Sta 304 + 2 60 APN: 4 03-15-0035

Existing Zoning: C-3 Existing Use: PAD

Proposed Zoning: C-3/M-1/CL Proposed Use: PAD

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

Re ZON and amend the AD for a portion of the 185 acre property in an effort to update and bring the property's potential development more in line with the immediate needs of our community

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: Duga Mc Donald

Date: Nov 23, 2020 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: Duga Mc Donald

Date: Nov. 23, 2020

**High View L.L.C.**

P.O. Box 3270, Camp Verde AZ. 86233

Phone, 928-301-5964

**LETTER OF INTENT**

DATE: 11-25-20,

TO WHOM IT MAY CONCERN:

The owner of the High View at Boulder Creek Development intends to respectfully request a zone change and modification to the master planned community located on the Highway 260 Development Corridor, Camp Verde, Arizona. This zoning change and PAD modification being requested to update and bring the potential development of the property more in line with the immediate needs of our community. This modification that being requested shall include additional zoning and will move the property from its current one dimensional C-2 zoning configuration to a much more diverse property that includes portions zoned MI; {in support of the Department of Defense's purchase and intended use of the property for the placement of Buildings and for the purpose of construction, assembly and storage.} C-2, and then C-3 zoning along a portion of the HWY 260 frontage. This master planned community that you are so familiar with, though small changes are being request shall remain an amazing and valued asset to our community. \*This master planned development including the areas of requested zone change are depicted on the drawing attached herewith for your review.

Within, or as a part of this development plan, it was the intent of the owners to bring a multitude of different uses together, that could truly complement each other. Uses that could exist in harmony together upon one property. Therefore, amplifying the enjoyment of living and working within the development as a result.

Within this master planned community, in keeping with the intent of the owners, we have successfully brought together many different elements that truly provide something for everyone while enhancing the quality of life throughout this community.

The elements that make up the community include areas of: Multifamily Residences, A Single-Family Home Subdivision, Commercial Centers, a Lodging or Hotel Element, The potential for R.V. Park design and placement, Community Parks and a Community Garden.

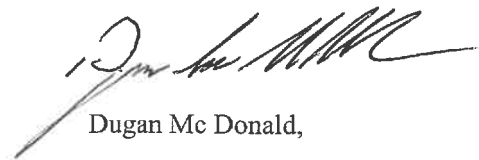
\*\*Again, please see the master plan drawings included herewith.

The High View at Boulder Creek development is located upon that property identified as Yavapai County parcels #403-15-003S. This parcel contains 185 +/- acres of land and is located within the Town limits of Camp Verde at 3901 West State Route 260. The subject property is currently vacant and has about 2,640.00 feet of HWY frontage along State Route 260. This State Highway frontage includes three access points from the Highway. that include a roundabout and two right in and right out locations providing optimum access to, from and throughout the proposed development. The utility companies that will be providing services in support of this development [ Gas, Water and Electric services] will be furnished and supplied by local providers. These utilities are located nearby and adjacent to the property, making access thereto truly possible and just one more great attribute of this property and to this development. Sewer services will be provided by the Town of Camp Verde, the design of said services are currently underway and are expected within the next upcoming year. Standard septic systems shall be utilized throughout the development until such sewer services are made available.

We believe that this master planed development will be a welcome and valued addition to the Town of Camp Verde.

Thank you for your consideration.

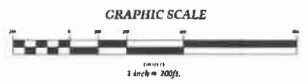
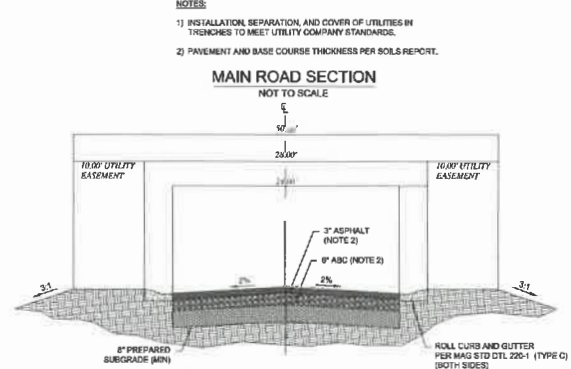
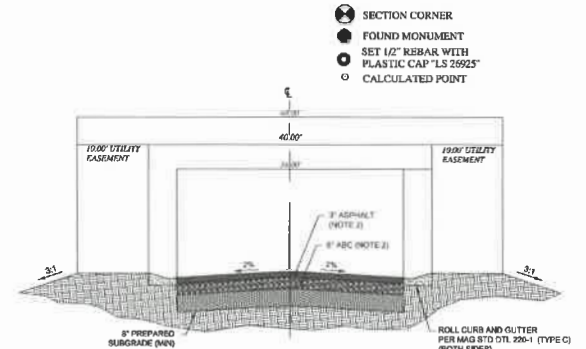
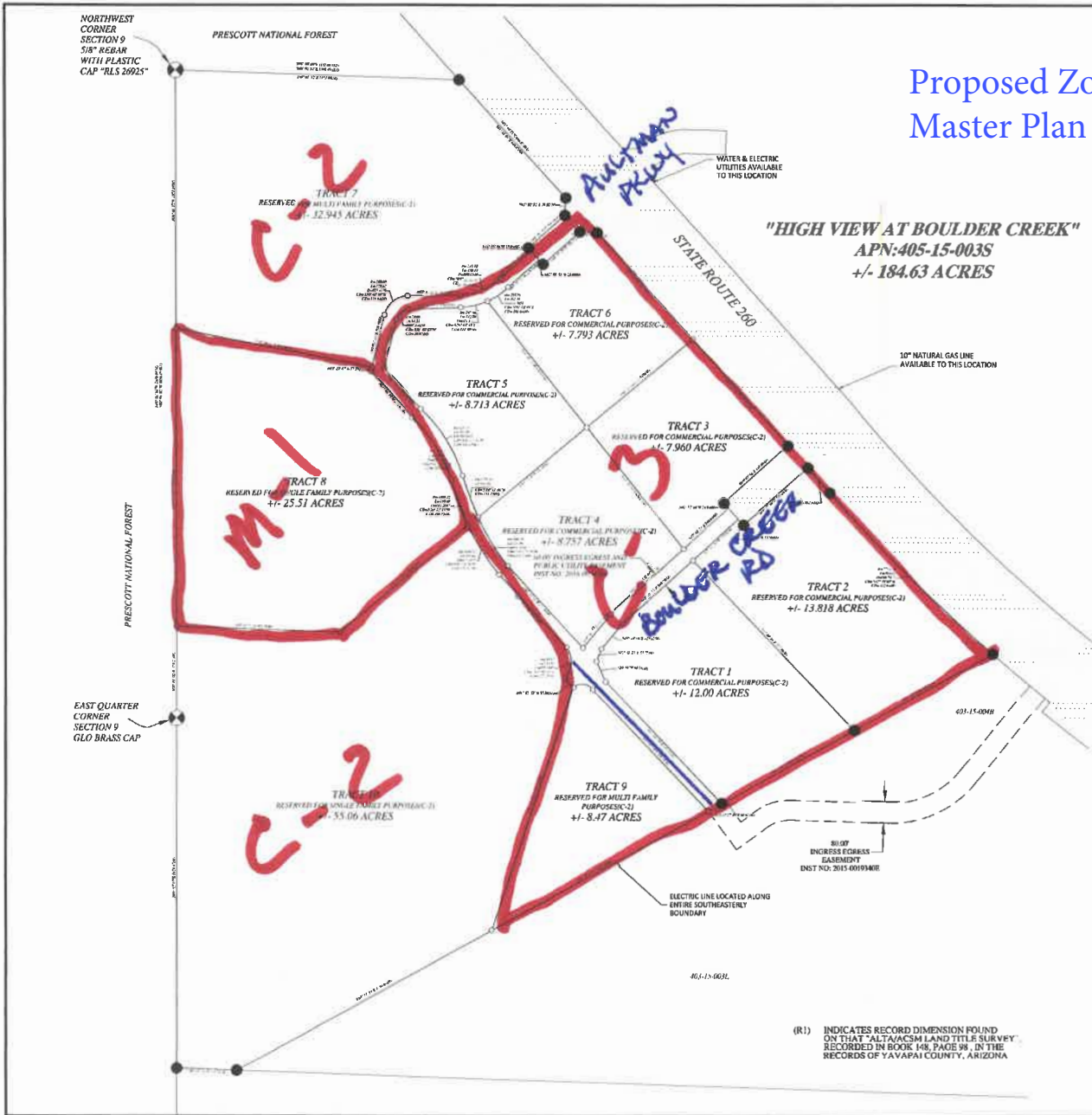
Sincerely,



Dugan Mc Donald,

# Proposed Zoning for Master Plan

## PRELIMINARY PLAT "HIGH VIEW AT BOULDER CREEK" A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



(R1) INDICATES RECORD DIMENSION FOUND ON THAT ALTAIRCSM LAND TITLE SURVEY RECORDED IN BOOK 148, PAGE 99, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R2) INDICATES RECORD DIMENSION FOUND ON ADOT RIGHT OF WAY PLANS PROJECT NO. 260 T.V. 539 185699 08/2014 IN THE RECORDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION

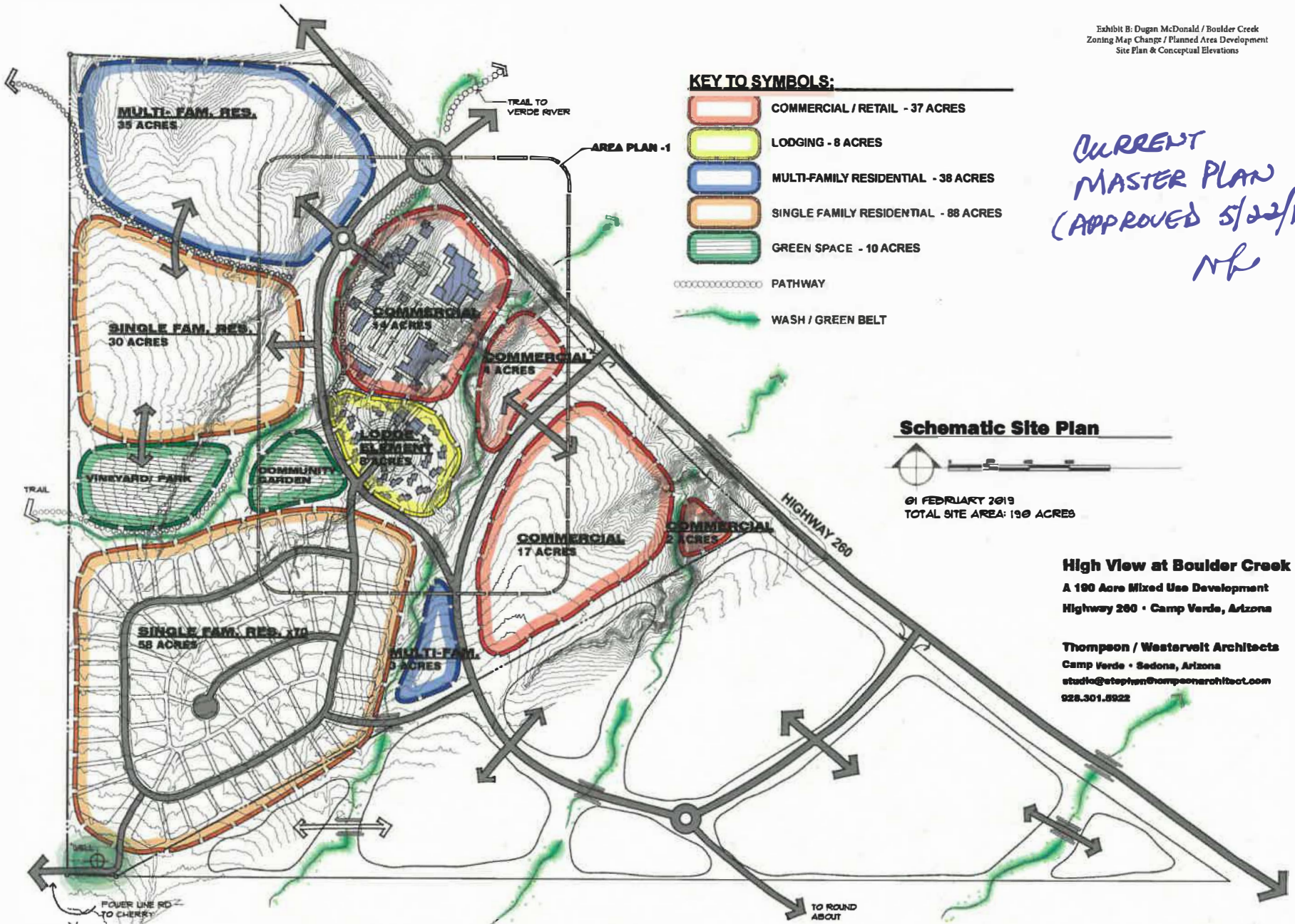
JOB #HIGH VIEW	SHEET 2 OF 2
DATE: 08/27/2020	DRAWN BY:SMN
<b>HERITAGE</b>	
LAND SURVEYING & MAPPING INC.	
DUGAN L. BRCDONALD R.L.S.	
PO BOX 3029	
CAMP VERDE, AZ 86322	
(928) 567-0170	

file copy



EXHIBIT D:  
PAD-Current Master Plan

Exhibit B: Dugan McDonald / Boulder Creek  
Zoning Map Changes / Planned Area Development  
Site Plan & Conceptual Elevations



*CURRENT  
MASTER PLAN  
(APPROVED 5/22/19)  
NH*



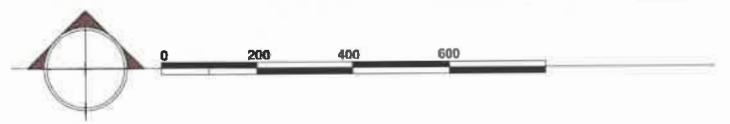
**EXHIBIT D:  
Proposed PAD Master Plan**

**KEY TO SYMBOLS:**

-  COMMERCIAL / RETAIL - 40 ACRES
-  LODGING - 8 ACRES
-  INDUSTRIAL - 30 ACRES
-  MULTI-FAMILY RESIDENTIAL - 35 ACRES
-  SINGLE FAMILY RESIDENTIAL - 58 ACRES
-  GREEN SPACE - 10 ACRES
-  PATHWAY
-  WASH / GREEN BELT

Proposed PAD Amendment

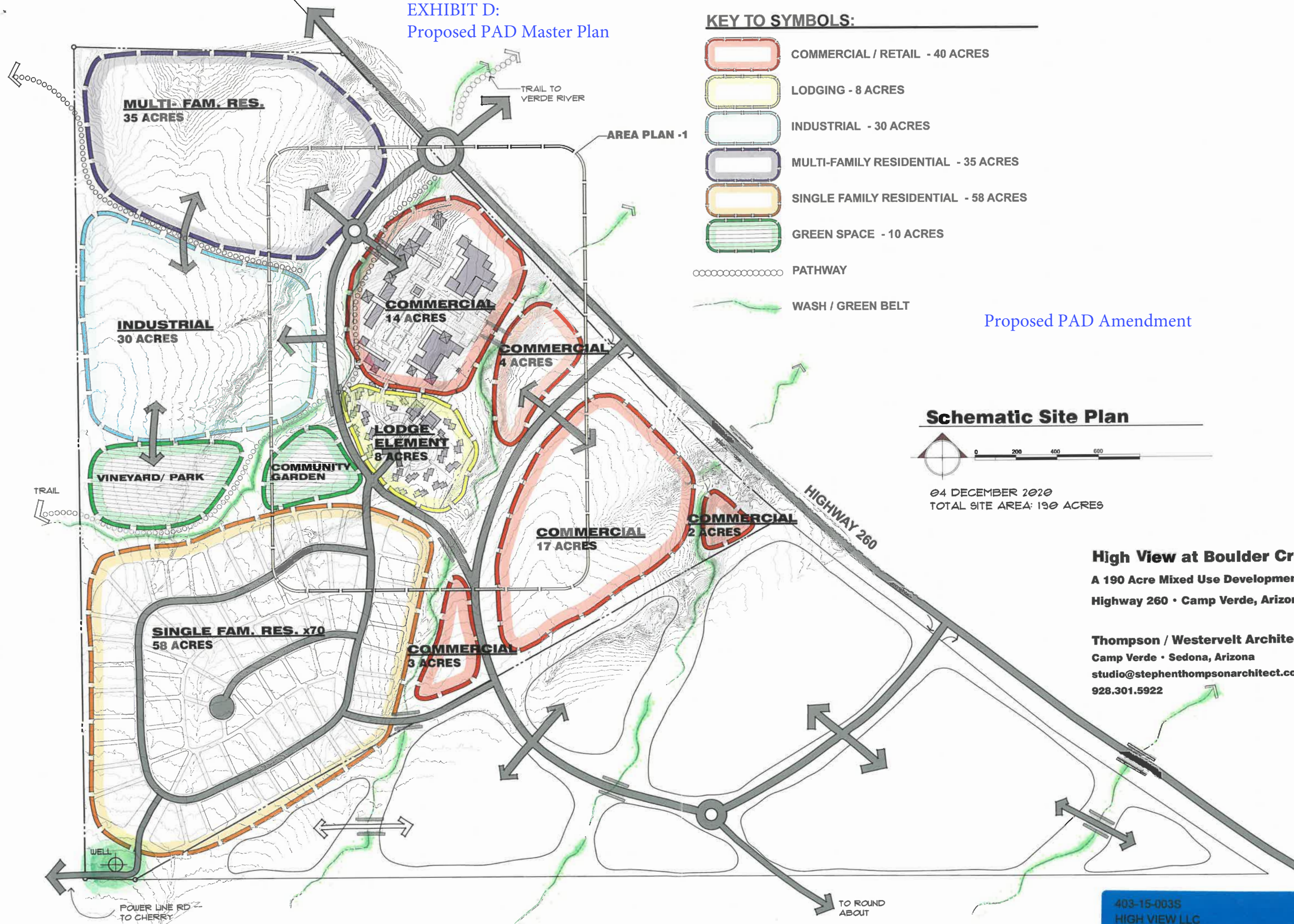
**Schematic Site Plan**



04 DECEMBER 2020  
TOTAL SITE AREA: 190 ACRES

**High View at Boulder Cr**  
A 190 Acre Mixed Use Development  
Highway 260 • Camp Verde, Arizona

**Thompson / Westervelt Architects**  
Camp Verde • Sedona, Arizona  
studio@stephenthompsonarchitect.com  
928.301.5922



*file copy*



## Melinda Lee

---

**From:** Melinda Lee  
**Sent:** Tuesday, January 5, 2021 1:38 PM  
**To:** 'Andy Groseta'  
**Cc:** Bobbi Webb  
**Subject:** RE: Application no. 20200539 PAD Major Amendment/Boulder Creek Master Plan  
**Attachments:** Appl-LOI-PropZoning.pdf; Current-PAD-MasterPlan.pdf; PropAmd-PAD-Master-Plan.pdf; PropertyInfo\_BC-PAD-Amd.pdf; VicinityMap\_BC-PAD.pdf; C3\_Standards.pdf; M1\_Standards.pdf; C2\_Standards.pdf

Mr. Groseta~

Thank you for your interest in the application we have pending for the PAD amendment. I have attached the documents I currently have, that will be included in the public hearing staff report. I am not done with this report yet; the completed document will be available on our website by the end of the day this Thursday, January 7<sup>th</sup>.

We will be scheduling it as a Zoom meeting and prefer those who wish to attend do so by Zoom. The link will be available on the agenda posted on the web site. If you wish to speak on the matter via Zoom, please let us know before 5 p.m. on the day of the meeting. I have cc'd Bobbi Webb, Assistant Planner, so you may contact her directly.

The zoning standards for C2, C3, and M1 are attached for your comparison.

I was told there are interested parties, but I am not aware of any sales that have occurred with the property.

Let us know if you have any further questions.

*Melinda Lee*

**Town of Camp Verde**  
**Community Development Director**  
[melinda.lee@campverde.az.gov](mailto:melinda.lee@campverde.az.gov)  
**Office: (928)554-0053**  
**Cell: (928)554-5384**

---

**From:** Andy Groseta <[wdartranch@qwestoffice.net](mailto:wdartranch@qwestoffice.net)>  
**Sent:** Tuesday, January 5, 2021 12:38 PM  
**To:** Melinda Lee <[Melinda.Lee@campverde.az.gov](mailto:Melinda.Lee@campverde.az.gov)>  
**Subject:** Application no. 20200539 PAD Major Amendment/Boulder Creek Master Plan

Melinda:

I received notice that the public hearing regarding the above matter has been rescheduled for 1/14/21 at 6:30 p.m. Will this be a face to face meeting or a virtual meeting?

Also, can you please send me a copy of the complete application together with all of the attachments/materials that accompany it to me?

Can you also send me the C3 and M1 Zoning requirements?

I have heard that a part of this property sold to a contracting/construction firm. Is that correct?

I am the neighboring property owner located adjacent to and south of this property.

Thanks for your assistance regarding this matter.

**Andy Groseta**

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Furthermore, to ensure compliance with the Open Meeting Law, Council or Board/ Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 

EXHIBIT E:  
CV Water Comments

**CAMP VERDE WATER SYSTEM, INC.**  
**499 S. 6<sup>TH</sup> ST.**  
**P.O. BOX 340**  
**CAMP VERDE, AZ 86322**  
**(928) 567-5281**  
**CVWSINC@YAHOO.COM**

Date: December 21, 2020  
Melinda Lee, Community Development Director  
Town of Camp Verde  
473 S. Main Street  
Camp Verde, AZ 86322

Project No. N/A  
Name: High View at Boulder Creek  
Parcel Number: 403-15-003S

Dear Mrs. Lee:

The Parcel shown above are in our Certificate of Convenience and Necessity (CC&N) issued by the Arizona Corporation Commission (ACC). We are regulated by the ACC and are required to follow their rules and regulations. We have an exclusive right to serve entities requesting service in our CC&N.

We do not currently serve this parcel. We do have a 12" waterline on the opposite side of Hwy 260 and could serve this parcel with an Advanced Aid of Construction Agreement to extend the water main onto the property where it will be necessary. A 12" waterline will need to be bored underneath the highway to serve this new development. The 12" waterline will provide a sufficient amount of water for the new commercial and residential development and provide adequate fire protection where needed.

We have no objection to this proposed project. If you have any questions or need additional information, please call me at the number above.

Sincerely,

Justin R. Bullard  
Vice President  
Camp Verde Water System, Inc.

**From:** [Kenny Krebbs](#)  
**To:** [Melinda Lee](#)  
**Subject:** RE: Agency Review for PAD Major Amendment / Boulder Creek Master Plan  
**Date:** Tuesday, December 22, 2020 9:39:47 AM

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Ms. Lee,

Though we hoped that Boulder Creek would develop as shown through the C2 zoning, we do not have any comment other than we will still need to make sure proper water supply is developed per code for the area.

Thank You,

Ken Krebbs, MSL  
Fire Marshal  
Copper Canyon Fire & Medical District  
928-593-0377 cell  
928-567-9401 office

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**From:** Melinda Lee [mailto:[Melinda.Lee@campverde.az.gov](mailto:Melinda.Lee@campverde.az.gov)]  
**Sent:** Thursday, December 10, 2020 2:07 PM  
**To:** Ron Long; Chet Teague; Robert Foreman; Troy Odell; Kenny Krebbs; Camp Verde Water (cvwsinc@yahoo.com); Yavapai County Development Services  
**Cc:** Bobbi Webb  
**Subject:** Agency Review for PAD Major Amendment / Boulder Creek Master Plan

Greetings~

Attached please find the documents for an application to amend the PAD for the Boulder Creek Master Plan.

The due date for comments is December 23, 2020. The public hearing is tentatively set for January 7, 2021 before Planning & Zoning Commission, with a tentative follow up to Town Council on February 3, 2021.

Please call if you have any questions about the proposal.

*Melinda Lee*

**Town of Camp Verde**  
**Community Development Director**  
[melinda.lee@campverde.az.gov](mailto:melinda.lee@campverde.az.gov)  
**Office: (928)554-0053**  
**Cell: (928)554-5384**

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EXHIBIT E:  
Notification Buffer

Parcel, Owner, Address, City, State, Zip

403-15-003S, HIGH VIEW LLC , PO BOX 3270, CAMP VERDE, AZ, 863223270  
403-15-004A, TULIN 2006 FAMILY TRUST, 190 OAK CREEK BLVD, SEDONA, AZ, 863365641  
403-15-001G, JEWETT NANCY WARE UI &, 15 SAN MATEO CIR, SEDONA, AZ, 863364625  
403-15-006, MULCAIRE MICHAEL S, PO BOX 1753, COTTONWOOD, AZ, 863261753  
403-15-003L, AULTMAN LAND & CATTLE # III LLC, PO BOX 1619, COTTONWOOD, AZ, 863261619  
403-15-008, OPPORTUNITY ZONE DEVELOPEMENT COMPANY LLC (THE), 465 W HEREFORD DR, CAMP VERDE, AZ, 863227336  
403-15-001M, CHERRY CREEK VILLAGE COMPANY INC, 485 GEARY HEIGHTS DR, CLARKDALE, AZ, 863243128  
403-15-002U, FAST TIME RANCH LLC, PO BOX 1643, COTTONWOOD, AZ, 863261643  
403-15-002S, ELDRED BRENDA M & RONALD E JT &, 830 S 12TH ST, COTTONWOOD, AZ, 863264515  
403-15-004B, AULTMAN LAND & CATTLE # IV LLC, PO BOX 1619, COTTONWOOD, AZ, 863261619  
403-15-001Q, WESTCREEK VISIONS LLC, PO BOX 352, COTTONWOOD, AZ, 863260352  
403-15-002V, AGM SALES & SERVICE LLC, PO BOX 2949, COTTONWOOD, AZ, 863262586  
403-15-003F, AULTMAN LAND & CATTLE II LLC, PO BOX 1619, COTTONWOOD, AZ, 863261619  
403-15-003S, HIGH VIEW LLC , PO BOX 3270, CAMP VERDE, AZ, 863223270