



AGENDA
REGULAR SESSION
TOWN OF CAMP VERDE - PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, MAY 6, 2021 6:30 PM

Zoom Meeting Link:

<https://us02web.zoom.us/j/88026713943?pwd=Y1E3RnFpM29Od1ZldTBWSCtjOVJqQT09>

One Tap Mobile: +1-669-900-9128 or 1-253-215-8782

Meeting ID: 880 2671 3943

Passcode: 422151

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:

April 8, 2021 - Regular Session

b. Set Next Meeting, Date and Time:

May 13, 2021 at 6:30 p.m.

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. Action Items

- a. Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by Steven Palmer of Westcreek Visions LLC, property owner. The proposed rezoning encompasses approximately 7.37 acres of a 17.16-acre parcel. The applicant is requesting a Zoning Map Change from C3 (Commercial: Heavy Commercial) to match the zoning of M1 (Industrial: General) on the remaining portion of the property on Parcel 403-15-001Q, in Camp Verde, Yavapai County, Arizona.**

There Will Be No Public Input on the Following Items:

7. 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).

8. Staff Comments

Planning & Zoning Commission Work Session to be scheduled for June 3, 2021, following the public hearing.

9. 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.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde on April 29, 2021 at 10:00 a.m., in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Bobbi Webb

Bobbi Webb – Assistant Planner

DRAFT MINUTES

REGULAR SESSION

TOWN OF CAMP VERDE - PLANNING & ZONING COMMISSION

473 S. MAIN STREET, ROOM 106

CAMP VERDE, AZ 86322

THURSDAY, APRIL 8, 2021 6:30 PM

1. Call to Order

Chairman Mike Hough called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman Mike Hough, Vice Chairman Drew Faiella, and Commissioners Greg Blue, Todd Scantlebury (Zoom), and John Mason were present. Commissioner Bill Tippet was absent.

Also Present

Community Development Director Melinda Lee (Zoom), and Assistant Planner Bobbi Webb.

3. Pledge of Allegiance

Chairman Mike Hough led the Pledge.

4. Consent Agenda

Motion was made by Commissioner Blue to accept the Consent Agenda. Second was made by Vice Chairman Faiella. **Motion** carried unanimously.

ROLL CALL VOTE:

Chairman Mike Hough: aye

Vice Chairman Drew Faiella: aye

Commissioners Greg Blue: aye

Commissioner John Mason: aye

Commissioner Todd Scantlebury: aye

Motion carried 5-0

5. Call to the Public for Items Not on the Agenda

None

9. Introduction of new members

New Commission members Todd Scantlebury and John Mason introduced themselves and gave brief summaries of their experience. Current Commission members Greg Blue, Drew Faiella and Mike Hough also introduced themselves and gave a background of their experience.

10. General Discussion of Planning Projects

Community Development Director Melinda Lee provided a summary of current projects as well as projected projects in the Town of Camp Verde.

11. Action Items:

None

12. Current Events

None

13. Staff Comments

Community Development Director Melinda Lee said she is putting together an Open Meeting Law Training for both boards; it will be a Joint Training Session.

14. Adjournment

Motion was made to by Chairman Hough to adjourn the meeting. Second was made by

Commissioner Blue. **Motion** carried unanimously.

ROLL CALL VOTE:

Chairman Mike Hough: aye

Vice Chairman Drew Faiella: aye

Commissioners Greg Blue: aye

Commissioner John Mason: aye

Commissioner Todd Scantlebury: aye

Motion carried 5-0

Chairman Mike Hough adjourned the meeting at 7:06 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 8th day of April, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8th day of April, 2021

Bobbi Webb

Bobbi Webb, Assistant Planner



Town of Camp Verde

Agenda Item Submission Form

Meeting Date: May 6, 2021 Planning & Zoning Commission

Applicant: Steven Palmer, Westcreek Visions LLC

Application: #20210088 / Zoning Map Change

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 Westcreek Visions, LLC, for a Zoning Map Change. The proposed rezoning encompasses approximately 7.37 acres of a 17.16-acre parcel. The applicant is requesting a Zoning Map Change from C3 (Commercial: Heavy Commercial) District to match the zoning of M1 (Industrial: General) District on the remaining portion of the property. It is located on parcel 403-15-001Q, in Camp Verde, Yavapai County, Arizona.

List Attached Documents:

- Exhibit A: Staff Report; Vicinity, Zoning & Land Use Map
- Exhibit B: Zoning District Standards for C3 & M1
- Exhibit C: Zoning Map Change Application Documents
- Exhibit D: Communications from the Public & Agencies; 300 ft Notification List

Estimated Presentation Time: 10 minutes.

Estimated Discussion Time: 10 minutes

Town of Camp Verde: May 6, 2021 Planning & Zoning Commission

BACKGROUND:

Steve Palmer, representing Westcreek Visions, LLC, has submitted an application for a Zoning Map Change on APN 403-15-001Q. The parcel currently has dual zoning districts on it – C3 (Commercial: Heavy Commercial) and M1 (Industrial: General). Their application requests that the zoning on C3 portion of the property be changed to M1, to match the remainder of the parcel. The property is located on Old State Highway 279, just southeast of Aultman Parkway.

Mr. Palmer has indicated that their intent is to sell the property. Even though the property extends from State Route 260 to Old State Highway 279, the access to the site is off of Old Highway 279. The portion located along State Route 260 is elevated from the highway and very narrow at approximately 50 feet wide. The survey does show a 60-foot utility and access easement that straddles the easternmost boundary; however, due to the terrain and limited access onto State Route 260, it is unlikely that there will be access developed on this side of the parcel.

Old State highway 279 has already been transitioning to industrial zoning and associated uses. The General Plan also states that Old Highway 279 is a preferred location for M1 uses.

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

- The applicant posted the subject property and mailed out letters to property owners within 300', which invited them to the neighborhood meeting on April 21, 2021.
- The meeting was held at the Camp Verde Public Library. There were 5 attendees at the meeting, plus the applicant. From the public, there were concerns about having access to the adjoining parcels, which the applicant agreed to work with. Otherwise, the attendees supported the request.
- Community Development Staff mailed 2 notices to 12 property owners within 300 feet of the subject parcel on March 9, 2021 and April 14, 2021. This letter advised the neighbors of the tentative Planning & Zoning Public Hearing and Town Council meeting dates, times, and location, which was rescheduled from April 8, 2021 to May 6, 2021.
- A Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on April 18, 2021 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property at the driveway access off of State Highway 279 on April 20, 2021, and in public places on April 19, 2021, by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on April 29, 2021, by Community Development Staff.

COMMUNICATIONS FROM AGENCIES/PUBLIC:

Staff has received one comments from the public regarding this request; Linda Peterson, adjoining property owner, regarding the process (see Exhibit D).

Staff has received the following comments from reviewing agencies (see Exhibit D):

Town of Camp Verde Economic Development

Contact: Steve Ayers Comments Received: March 4, 2021

- Economic Development stated that they are “in favor of the zoning change, not only because it applies singular zoning across the parcel, but it is also a desirable piece of real estate in a desirable commercial corridor that is currently dominated by M1 zoning”.

Arizona Department of Transportation

Contact: Nathan Reisner Comments Received: March 4, 2021

- ADOT indicated that projects that develop that are accessed directly off of State right-of-way requires an encroachment permit. Any that have indirect access to a State right-of-way requires the analysis of traffic impact and the local jurisdiction require mitigation of any negative impacts, per ADOT Traffic Guidelines and Processes 240.

Copper Canyon Fire & Medical

Contact: Ken Krebbs, Fire Marshal Comment Received: March 16, 2021

- There was not sufficient documentation about a proposed project to comment at this time.

Building Department

Contact: Robert Foreman, Building Official

- No comments at this time.

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 Old State Highway 279 Corridor and comply with the General Plan:

- 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 convert the C3 District zoning to M1 District zoning, which is preferred for properties along Old State Highway 279.*
- 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 access from State Route 260 onto Aultman Parkway, over to Old State Highway 279, then southeast to the site. This and existing development along this highway has already encouraged the extension of utilities to the area that will benefit future projects.*

STRATEGIC PLAN:

The Community and Economic Development Strategic Plan outlines some guiding principles that should be considered for future growth and development. A couple of these factors relate to industrial opportunities, such as:

- **“Integrate land use, circulation, and economic development planning”**. *Providing the ability to expand upon an existing trend of industrial uses along this corridor will ultimately encourage like-development in the area, provide improvements in circulation, and allow future inquiries for economic planning to be directed appropriately.*
- **“Seek opportunities that complement existing... advantages”**. *Encouraging projects to locate within proximity of each other will encourage complementary operations.*

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

- Infrastructure and Placemaking
 - *The proposal will encourage the continued expansion of needed infrastructure in the region and promote internal connectivity and livability.*
 - *The consolidation of industrial uses along this corridor will provide a unique identification for its businesses, creating a sense of place.*
- Business Development, Support, Attraction, Retention
 - *Providing additional parcels for industrial growth 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:

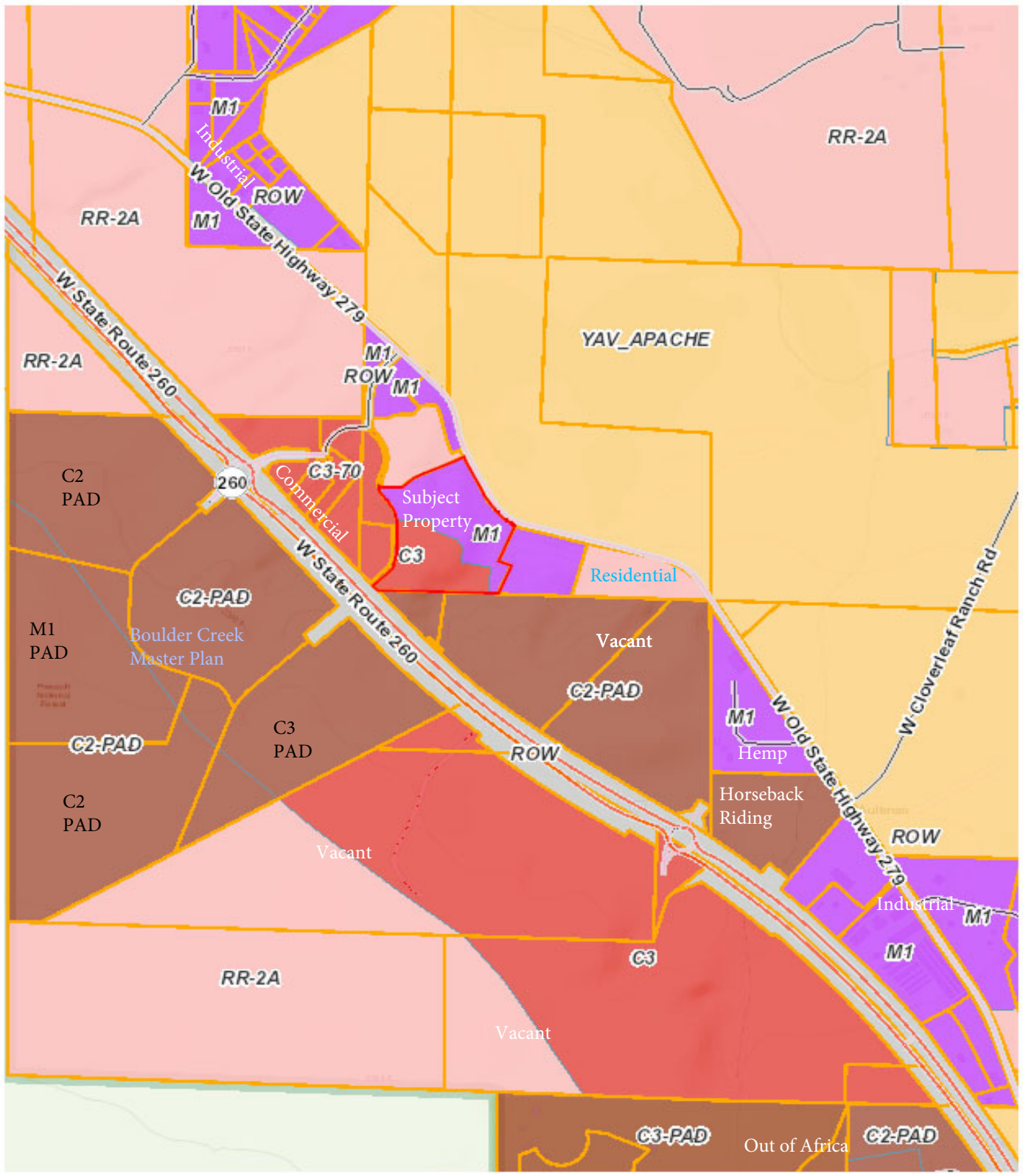
Staff recommends approval of the request for a Zoning Map Change on a portion of this parcel from the C3 district to M1 district, which would allow the expansion of industrial uses in this corridor, based on the following Findings of Fact:

- The proposal complies with the General Plan for the 260 West Character Area.
- The site has direct access onto Old State Highway 279 and indirect access State Route 260.
- The proposal complies with the Strategic Plan.
- The site is currently vacant with the intent to be marketed as industrial use.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND TO THE MAYOR AND COMMON COUNCIL, THE APPROVAL OF AN APPLICATION FOR A ZONING MAP CHANGE OF APPROXIMATELY 7.37 ACRES OF A 17.16-ACRE PARCEL, FROM C3 (COMMERCIAL: HEAVY COMMERCIAL) DISTRICT TO MATCH THE ZONING OF M1 (INDUSTRIAL: GENERAL) DISTRICT ON THE REMAINING PORTION OF THE PROPERTY. THE PROPERTY LOCATED ON PARCEL 403-15-001Q, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

**Exhibit A: Westcreek Visions, LLC
Zoning Map Change
Vicinity, Zoning & Land Use Map**



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: 3.29.2021

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

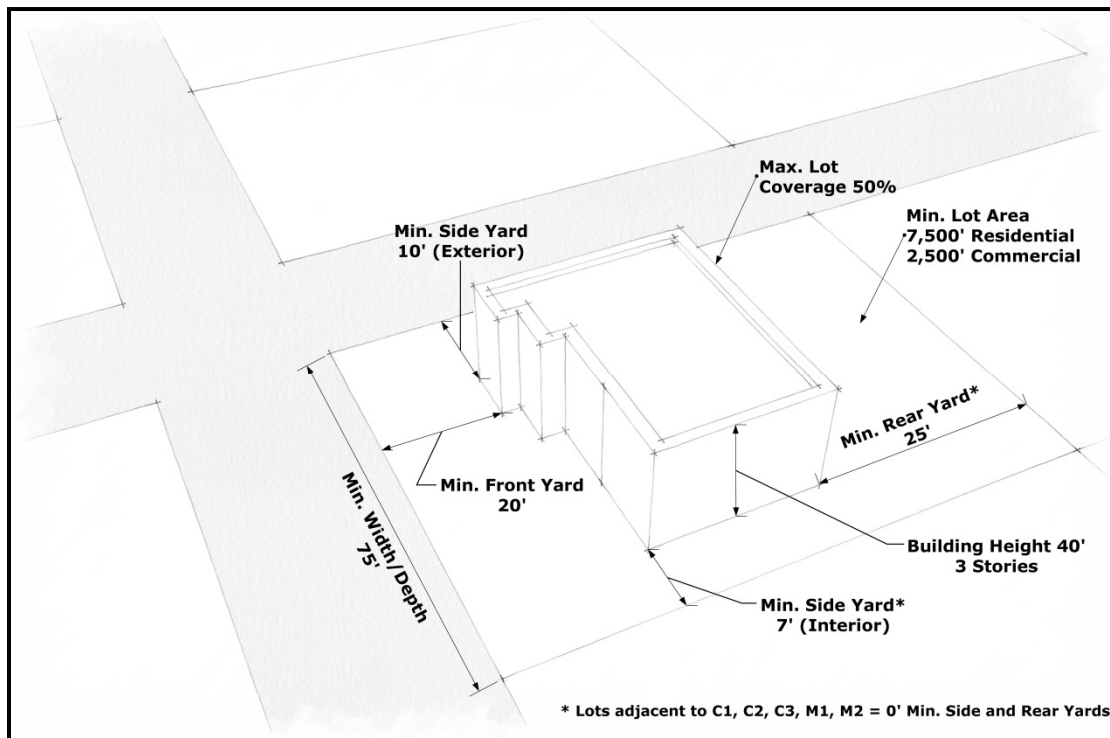
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more 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:

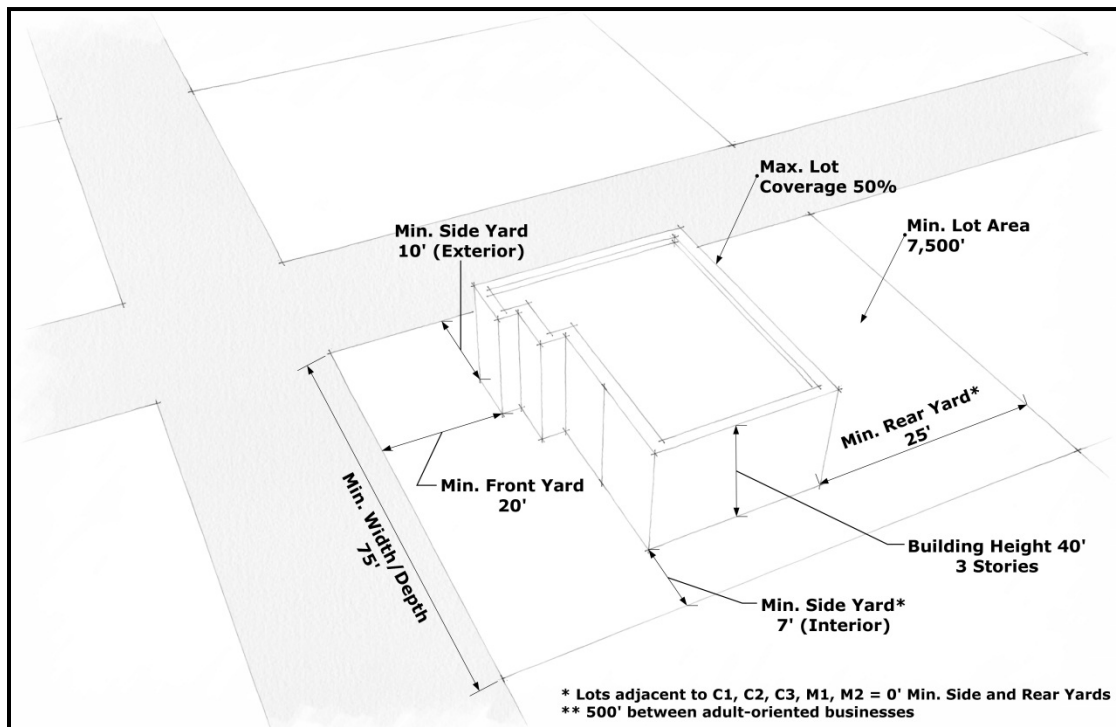
- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- 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





Land Use Application Form

1. Application is made for:

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

2. Project Name: ZONING MAP CHANGE

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

Owner Name: <u>WESTCREEK VISIONS, LLC</u>	Applicant Name: <u>STEVEN A. PALMER</u>
Address: <u>PO BOX 352</u>	Address: <u>PO BOX 352</u>
City: <u>COTTONWOOD</u> State: <u>AZ</u> Zip: <u>86326</u>	City: <u>COTTONWOOD</u> State: <u>AZ</u> Zip: <u>86326</u>
Phone: <u>928-300-9607</u>	Phone: <u>928-300-9607</u>
E-mail: <u>steve@westcottfuneralhome.com</u>	E-Mail: <u>steve@westcottfuneralhome.com</u>

4. Property Description: Parcel Number 403150010 Acres: 17.16

Address or Location: 4303 W. OLD HIGHWAY 279

Existing Zoning: C3 & M1 Existing Use: UNDEVELOPED

Proposed Zoning: M1 Proposed Use: MARKETING FOR SALE

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

CHANGE ZONING FROM SPLIT C3 & M1 TO M1 ONLY

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: 2/23/2021 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: 2/23/2021

WESTCREEK VISIONS, LLC
P O BOX 352
COTTONWOOD, AZ 86326

March 1, 2021

To: The Town of Camp Verde

Subject: LETTER OF INTENT FOR CHANGE OF ZONING

Westcreek Visions, LLC, the owners of Parcel 403-15-001Q, located in Camp Verde, between State Route 260 and Old Route 279 is requesting a zoning change.

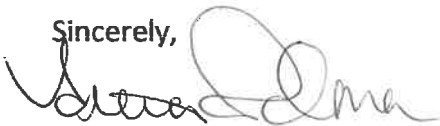
The current zoning for this property is split in zoning of C3 and M1. We wish to change the current zoning to M1 only.

We are doing this to improve the market attraction for this property. A split zoning is not desirable to a potential buyer and is not desirable to the Town of Camp Verde.

This property mostly fronts on Old Route 279, with little frontage on Route 260. As Old Route 279 is mostly M1, we do not feel this is a major change and will be viewed favorably by the Town of Camp Verde.

We hope you will look favorably on this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven A. Palmer". The signature is fluid and cursive, with the first name "Steven" being more prominent and the last name "Palmer" following in a similar style.

Steven A. Palmer

Manager, Westcreek Visions, LLC

Exhibit D: Westcreek Visions, LLC
Zoning Map Change
Public & Agency Comments

Bobbi Webb

From: Linda Peterson <LPeterson@verdevalleyfire.org>
Sent: Wednesday, April 7, 2021 8:41 AM
To: Bobbi Webb
Cc: Melinda Lee
Subject: Application #20210088

Importance: High

Hi Bobbi,

I was notified by a neighboring property owner that there is a tentative meeting set to discuss rezoning change from Property 403-15-001Q located along Hwy 260 and Aultman parkway. I'm an owner of property in this area and haven't been notified via mail or by property owner requesting for Zoning Change. Can you tell me what my rights are and steps we need to take to discuss our thoughts and or concerns regarding this zoning change?

Thank you,

Linda Peterson

Finance Assistant
Verde Valley Fire District
(928) 634-2578 extension 7
(928) 646-5737 fax

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

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. 

Melinda Lee

From: Steve Ayers
Sent: Thursday, March 4, 2021 12:00 PM
To: Bobbi Webb
Cc: Jessica Bryson
Subject: RE: 403-15-001Q Zoning Map Change

Bobbie,

Then Economic development Department is in favor of the Zoning change, not only because it applies singular zoning across the parcel, but it is also a desirable piece of real estate in a desirable commercial corridor that is currently dominated by M1 zoning.

Thanks

From: Bobbi Webb
Sent: Thursday, March 4, 2021 10:47 AM
Subject: 403-15-001Q Zoning Map Change

Please review the attached Zoning Map Change application. Comments are due by March 19, 2021.

Feel free to contact me with any questions you might have.

Bobbi Webb
Administrative Assistant/Assistant Planner
Community Development Department
Town of Camp Verde
928-554-0054
473 S Main St., Ste 108
Bobbi.Webb@campverde.az.gov

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Melinda Lee

From: Nathan Reisner <nreisner@azdot.gov>
Sent: Thursday, March 4, 2021 10:56 AM
To: Bobbi Webb
Cc: Nathan Reisner
Subject: Re: 403-15-001Q Zoning Map Change

Bobbi,

Thank you for sending the pending development project for your community for ADOT to review. Any project that will be accessing State's right-of-way from an existing or new access will need an ADOT encroachment permit. This includes any redevelopment of a parcel, a new development of a parcel, and a change in principal activity or function of a parcel. Also any work within the State's right-of-way requires an ADOT encroachment permit.

If the development does not directly access the State Highway but accessed indirectly off an local jurisdictional road, ADOT recommends the local jurisdiction require the development to analyze the traffic impacts at the associated State and local jurisdiction intersection and require the developer to mitigate any negative impacts per ADOT Traffic Guidelines and Processes 240. ADOT would be happy to assist the local jurisdiction in setting a scope for the traffic study document and reviewing the traffic document.

Please refer your applicants that require an ADOT encroachment permit to the ADOT Northcentral District Permit office for further assistance.

Thanks,

Nate Reisner, P.E.
Northcentral District Transportation Engineer
1959 S. Woodlands Village Boulevard, Suite B.
Flagstaff, AZ 86001
928-779-7545



On Thu, Mar 4, 2021 at 10:47 AM Bobbi Webb <Bobbi.Webb@campverde.az.gov> wrote:

Please review the attached Zoning Map Change application. Comments are due by March 19, 2021.

Feel free to contact me with any questions you might have.

Bobbi Webb

Administrative Assistant/Assistant Planner

Community Development Department

Town of Camp Verde

Melinda Lee

From: Kenny Krebbs <KKrebbs@CCFMD.Az.Gov>
Sent: Tuesday, March 16, 2021 1:24 PM
To: Bobbi Webb
Subject: RE: 403-15-001Q Zoning Map Change

Ms. Webb,
I feel that there is not enough information on the actual intent of use to comment on this parcel.
Thank You,
Ken Krebbs, MSL
Fire Marshal
Copper Canyon Fire & Medical District
928-593-0377 cell
928-567-9401 office

From: Bobbi Webb [mailto:Bobbi.Webb@campverde.az.gov]

Sent: Thursday, March 4, 2021 10:47 AM

Subject: 403-15-001Q Zoning Map Change

Please review the attached Zoning Map Change application. Comments are due by March 19, 2021.

Feel free to contact me with any questions you might have.

Bobbi Webb

Administrative Assistant/Assistant Planner

Community Development Department

Town of Camp Verde

928-554-0054

473 S Main St., Ste 108

Bobbi.Webb@campverde.az.gov

Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.

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Please consider our environment before printing this email. 🌱

BUILDING DIVISION
HAS NO COMMENTS

Rec'd approx 3/4/21
ME

Parcel, Owner, Address, City, State, Zip

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
403-15-004A, TULIN 2006 FAMILY TRUST, 190 OAK CREEK BLVD, SEDONA, AZ, 863365641
403-15-001L, SUSTAINABLE BUILDING SOLUTIONS LLC, PO BOX 706, CHICO, CA, 959270706
403-15-001G, JEWETT NANCY WARE UI &, 2435 HOMESTEAD RD, SEDONA, AZ, 863363262
403-15-001N, CHERRY CREEK VILLAGE COMPANY INC, 485 GEARY HEIGHTS DR, CLARKDALE, AZ,
863243128
403-15-002S, ELDRED BRENDA M & RONALD E JT &, 830 S 12TH ST, COTTONWOOD, AZ,
863264515
403-15-001M, CHERRY CREEK VILLAGE COMPANY INC, 485 GEARY HEIGHTS DR, CLARKDALE, AZ,
863243128
403-15-001C, JESSOP INC, PO BOX 441, COLORADO CITY, AZ, 860210441
403-14-004C, SUSTAINABLE BUILDING SOLUTIONS LLC, PO BOX 706, CHICO, CA, 959270706
403-15-008, OPPORTUNITY ZONE DEVELOPEMENT COMPANY LLC (THE), 465 W HEREFORD DR,
CAMP VERDE, AZ, 863227336
403-15-001P, DAYTON INVESTMENTS LLC, 1935 S BONITA CIR, COTTONWOOD, AZ, 863265051
403-15-001Q, WESTCREEK VISIONS LLC, PO BOX 352, COTTONWOOD, AZ, 863260352
403-15-002W, GORDER TERESA L &, PO BOX 4274, COTTONWOOD, AZ, 863262617
403-23-001S, UNITED STATES OF AMERICA, 2400 W DATSI ST, CAMP VERDE, AZ, 863228412