



AGENDA
REGULAR SESSION
TOWN OF CAMP VERDE - PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, JUNE 10, 2021 6:30 PM

Zoom Meeting Link:

<https://us02web.zoom.us/j/85900759049?pwd=eENaanJpK0g4VTQxOUdtMGVaMUdoUT09>

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

Meeting ID: 859 0075 9049

Passcode: 913026

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:**
May 13, 2021 – Regular Session
- b. **Set Next Meeting, Date and Time:**
TBD

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 Randy and Debbie Jo Rosane, property owners. The applicants are requesting a Use Permit for a bed and breakfast on parcels 404-04-047G and 404-04-047H, which encompasses approximately 3.29 acres. The property is located in an R1-35 (Residential: Single-Family, 35,000 Square-Foot Minimum Lot Size) District, 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**

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 June 3, 2021 at 1:00 p.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
SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, MAY 13, 2021
6:30 PM

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

1. Call to Order

Chairman 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, Bill Tippet and John Mason were present.

Also Present

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

3. Pledge of Allegiance

Commissioner Tippet led the Pledge.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

A. Set Next Meeting, Date and Time:

June 3, 2021 at 6:30 p.m.

Motion was made by Commissioner Blue to accept the consent agenda. Second was made by Vice Chair Faiella.

ROLL CALL VOTE:

Chairman Mike Hough: aye

Vice Chairman Drew Faiella: aye

Commissioner Greg Blue: aye

Commissioner John Mason: aye

Commissioner Todd Scantlebury: aye

Commissioner Bill Tippet: aye

Motion carried 6-0.

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.

No public comments.

6. Action Items:

a. Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by Luke Sefton, on behalf of The Opportunity Zone Development Company, LLC, the property owner. The proposed rezone encompasses approximately 24.96 acres. The applicant is requesting a Zoning Map Change from C2-PAD (Commercial: General Sales and Services-Planned Area Development) to M1 (Industrial: General). The property is located on the north side of State Route 260, approximately halfway between Aultman Parkway Roundabout and Out of Africa Roundabout, on Parcel 403-15-008, in Camp Verde, Yavapai County, Arizona.

Public Hearing Open: 6:31pm

Staff Report

Community Development Director Melinda Lee gave an overview of the project. The property owner has indicated that the parcel could potentially be divided into three (3) separate parcels after the zoning change has been accomplished, as shown on the map of the property. Property frontage is along State Route 260; access to the highway has been approved by ADOT and construction for the driveway and a deceleration & acceleration lane has already been started. The property owner is proposing to install a five-foot high, obscuring fence/wall along the property frontage. Due to the elevation of the property above the highway, the five-foot height will be sufficient to obscure the land use on the parcel.

The property owner is also requesting the installation of signage, attached directly to the fence/wall, to advertise its occupants. Their plan is to use the same type of sign, including letter font, to provide a cohesive look to the entryway into the project. The typical sign models, such as monument or wall signs, are not practical with an obscuring fence that would prevent visibility of their signs. In the P&Z Ordinance, Section 404, Signs, the definition of a "Wall Sign" is a sign that is mounted to the wall of a building. This request is to allow the sign(s) to be mounted to the front wall. Section 404.E, Comprehensive Sign Plan, allows the flexibility of considering alternative sign designs, if submitted with a PAD request. It is the determination of staff that this request for a zoning change, which a PAD would also entail, is a similar public hearing process and may be used to allow for this consideration.

Although the General Plan calls for Commercial zones along State Route 260, this particular area is not specifically called out. As a result of projects like this, the Town is now taking steps to extend utilities and waste water down State Route 260. This will continue to promote industrial and commercial growth for the area and provide economic opportunities.

Ms. Lee stated the applicant and staff have met all the legal requirements. Questions from the public have been answered and now they have no objections.

Staff recommends approval of the request for a Zoning Map Change on a portion of this parcel from the C2-PAD to M1, which would allow the expansion of industrial uses in this corridor.

Chair Hough asked when did the property become a C2-PAD? Ms. Lee said possibly in the late '90. He added that the use of the property dramatically changed since the road changed.

Vice Chair Faiella is curious why are you suggesting going to M1 when C3 fits the usage. Ms. Lee stated this would allow for a more intense construction yard. C3 has restrictions on outdoor storage and M1 is more opportunity for outside storage.

Vice Chair Faiella asked if the wall sign was going to be lit at night. Rob Witt, property owner, stated there will be no lighting on the signs.

Vice Chair Faiella is concerned if the driveway would be wide enough for construction size vehicles. No concerns were voiced regarding this specific question. Ms. Lee said ADOT is very strict with their approvals and have done studies on these types of issues. The turning lane and driveway was designed and approved by ADOT.

Commissioner Scantlebury asked how would the screen/wall be enforced? Ms. Lee stated this would be a requirement of Town code.

Applicant: David Nicolella, representing Sefton Engineering, went through a slide show presentation for Commissioners. The presentation showed maps of the parcels, a sample of what the block wall could look like, potential signage, and examples of security gates.

Commissioner Mason asked if there would be enough turn around room on both properties? Mr. Nicolella said there will be no separation, there will be an easement that will affect both parcels, and it will provide adequate turnaround for trucks.

Commissioner Mason asked if the parcel would be fenced all the way around. Rob Witt said for now the wall is only planned for State Route 260 and next to the residential parcel behind it, if necessary.

Public Comment- None

Staff Rebuttal- None

Close Public Hearing: 6:56pm

Commission Comments

Vice Chair Faiella appreciates bringing jobs to Camp Verde.

Chair Hough stated the change in zoning to M1 is more appropriate now.

Motion was made by Vice Chairman Faiella to recommend to the Mayor and Common Council, the approval of an application submitted by the applicant, Luke Sefton, on behalf of the property owner, The Opportunity Zone Development Company. The request is for a zoning map change from C2-PAD (Commercial: General Sales and Services, Planned Area Development) to M1 (Industrial: General), subject to the following conditions:

1. An obscuring fence or wall will be installed along the property frontage along state route 260, to protect the visibility of the occupants on the site from passing vehicles along the highway.
2. The signage used to advertise the occupants on the site will be allowed to be mounted on the front fence or wall, using the same materials, design, and font, to maintain consistency in its presentation.

The property is located on the northeast side of State Route 260 between the Aultman Parkway and Out of Africa Parkway Roundabouts, on Parcel 403-15-008, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Mason.

ROLL CALL VOTE:

Chairman Mike Hough: aye

Vice Chairman Drew Faiella: aye

Commissioners Greg Blue: aye

Commissioner John Mason: aye

Commissioner Todd Scantlebury: aye

Commissioner Bill Tippet: aye

Motion carried 6-0.

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.

No current events.

8. Staff Comments

Ms. Lee said

- There is a Public Hearing scheduled for June 10, 2021; there will be (2) June meetings.

9. Adjournment

Motion made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Scantlebury.

ROLL CALL VOTE:

Chairman Mike Hough: aye

Vice Chairman Drew Faiella: aye

Commissioners Greg Blue: aye

Commissioner John Mason: aye

Commissioner Todd Scantlebury: aye

Commissioner Bill Tippet: aye

Motion carried 6-0.

Meeting was adjourned at 7:01 p.m.

Chairman Mike Hough

Community Development Director

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 13th day of May 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of May 2021.

Jennifer Reed

Jennifer Reed, Recording Secretary

DRAFT



Town of Camp Verde

Agenda Item Submission Form

Meeting Date: June 10, 2021 Planning & Zoning Commission

Applicant: Randy & Debbie Jo Rosane

Application: Use Permit for Bed & Breakfast

Application No.: 20210297

Presentation/Action: Recommendation to Mayor and Common 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 Randy and Debbie Jo Rosane, property owners. The applicants are requesting a Use Permit for a bed and breakfast on parcels 404-04-047G and 404-04-047H, which encompasses approximately 3.29 acres. The property is located in an R1-35 (Residential: Single-Family, 35,000 Square Foot Minimum Lot Size) District, in Camp Verde, Yavapai County, Arizona.

List Attached Documents:

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

Exhibit B: Use Permit Application Documents

Exhibit C: Neighborhood Meeting Documentation; Notification Buffer List

Exhibit D: Communications from Agencies/Public

Estimated Presentation Time: 10 minutes.

Estimated Discussion Time: 20 minutes

Town of Camp Verde: June 10, 2021 Planning & Zoning Commission

BACKGROUND:

On May 6, 2021, Randy & Debbie Rosane submitted an application for a Use Permit for a Bed & Breakfast on APNs 404-04-047G (1.16 acres) and 404-04-047H (2.1 acres). The parcels are located on the east side of Schaeffer Lane, south of Stolen Boulevard in an R1-35 (Residential: Single Family, 35,000 Square Foot Minimum Lot Size) District. The property owners are requesting a Use Permit to allow a bed & breakfast on both parcels. The permit would allow them to rent out 5 bedrooms on each parcel, utilizing common spaces for gathering, cooking, and restroom facilities. A Bed & Breakfast requires a host on site and this request is for two separate properties. Since they reside on the southern parcel, they would be able to manage the rentals on both sites. If they should sell the northern parcel, the Use Permit would still be applicable, however, the new owner would then be required to have a host on the site.

Arizona State Law allows individuals to rent out a bedroom in their home or their entire home as a single unit, for the purpose of a vacation rental. Section 311, Accessory Dwelling Unit, Planning & Zoning Ordinance, requires that Accessory Dwelling Units have an approved rental application. This allows us to confirm that these units are safe for guests to occupy. The applicants have expressed their desire to rent out more than one bedroom on each property.

Section 103, Definitions, states that the rental of 2 to 5 bedrooms is considered a Bed & Breakfast; in the R1-35 District, it requires the approval of a Use Permit. Section 601, Zoning Decisions, Item C, describes the requirements for obtaining a Use Permit and the criteria by which the use is expected to be managed. It also describes the terms and conditions under which a Use Permit may become valid or otherwise void.

The northern parcel, 404-04-047G, is at a higher elevation and currently has a permitted, single-story, single-family home on it, with 2 bedrooms and 2 bathrooms. The home is used as a vacation rental, in which they are permitted to rent out as a single unit. The applicant has requested the ability to rent out each bedroom/bathroom as a separate guest space. Therefore, the Use Permit approval is needed to allow them to separate the interior space and rent it out to 2 separate guests, with shared common space. This approval would allow them to expand up to a total of 5 bedroom spaces for rent. They may achieve this by expanding the existing building or constructing individual units with sleeping quarters and restroom only.

The southern parcel, 404-04-047H, currently has permits in progress for the main house that is still under construction. It is proposed as a 2-story home with 3 bedrooms, 2 bathrooms and a walk-out basement. There is a permitted guest house on this site, which they currently use as a vacation rental. They are able to have a vacation rental on this

lot also, since it is a separate parcel. However, their intent is to expand the number of bedrooms to rent within their main house when completed. In order to do so, they will need approval of a Use Permit for a Bed & Breakfast for this parcel also. They would not be able to rent any bedrooms to guests in their main home until it is complete and has been issued a Certificate of Occupancy. This approval would allow them to have a total of 5 bedroom spaces for rent on this lot.

Both parcels are accessed from the main driveway off of Schaeffer Lane. The property also has retained much of the vegetation on the property, common areas outdoors, with some farm animals, for their visitors to enjoy. There is a large metal “grainery” on site that is being used for storage. They have provided ample parking and access to the rental units. It borders an undeveloped subdivision to the south, with an irrigation ditch directly behind them. Developed residential lots border them on the remaining three sides. The parcel directly north of 404-04-047G is vacant, with a residence directly north of it. The properties in this area are similar in size and use.

Upon site inspection on June 2, 2021, it was discovered that an additional driveway had been excavated through the ridge on the east side of site that connects the upper parcel to the lower parcel. This level of excavation requires a grading permit, along with supporting engineering and documentation. This is a safety issue; therefore, before the Bed & Breakfast may be implemented on these parcels, this issue needs to be properly remediated.

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 October 21, 2020.
- The meeting was held at 2157 S. Schaeffer Lane on November 9, 2020. There were 13 attendees at the meeting; 2 of which were the applicants. From the public, there were 11 in attendance that voiced concerns or support of the request (please refer to the attachments that provide a summary of the meeting and public comments received).
- Community Development Staff mailed out 15 letters to properties owners within 300 feet of the subject parcel on May 11, 2021. 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 May 16, 2021, by Community Development Staff. On May 30, 2021, a revised Notice of Public Hearing was placed in the newspaper to correct one of the parcel numbers within the description.
- A Notice of Public Hearing was posted on the subject property and in public places on May 25, 2021, by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on June 3, 2021, by Community Development Staff.

COMMUNICATIONS FROM AGENCIES/PUBLIC (See Exhibit D for comments):

Staff has received the following comments from the public regarding this request:

Dennis & Cheryl Cassady and Ron Krontorad; Received May 27, 2021

Betty Rudd; Received June 1, 2021

Staff has received the following comments from reviewing agencies:

Town of Camp Verde Building Division

Contact: Roxanne Jasman Comments Received: May 25, 2021 and June 3, 2021

Copper Canyon Fire & Medical Association

Contact: Ken Krebbs Comments Received: May 26, 2021

GENERAL PLAN:

This project is located within the Quarterhorse/Rancho Rio Verde Character Area. The proposal complies with the General Plan as follows:

Goal A: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

A.2 Protect the scenic view sheds. *This property is located south of a main access road in the area, in a secluded area, below the ridgelines. The development does not impede on the hillsides or associated view sheds.*

A.3 In the event of development, maintain setbacks and height guidelines. *The structures have been developed through Town permitting processes, thus, are compliant with setbacks and height guidelines.*

Goal B: Maintain the rural residential and agricultural character of the area.

B.2 Maintain low density rural development. *This project is situated on a 1.16 and 2.1 acre parcels, which is in conformance with the surrounding properties. There will still only be single family residences permitted, with minimal guest facilities associated with it.*

B.5 Encourage development below hilltops to protect the aesthetics and ridgeline silhouette. *The site is located below the adjacent ridgelines, in an area that does not affect the ridgeline silhouette.*

STAFF RECOMMENDATION:

Staff recommends approval of the request for a Use Permit to operate a Bed & Breakfast on each of two parcels, 404-04-047G and 404-04-047H, subject to the following conditions:

1. The Bed & Breakfast use will not be able to be implemented until the grading permit application is submitted, approved, and issued, and must be completed within six months of the conditional approval by Town Council.
 - a. If the permit is not approved within this time frame, this Use Permit will become null and void, unless an extension has been applied for and approved by the Community Development Director, prior to the expiration of the six month period. Additional extensions must be approved by the Town Council, prior to expiration.
2. After the grading permit is issued:
 - a. The main house at 2157 S. Schaeffer will not be able to have guests until construction is complete and a Certificate of Occupancy issued.
 - b. The guest house on 2097 S. Schaeffer may be rented as two units, under the Bed & Breakfast use.
 - c. Permits will be required for the construction of any additional guest bedroom spaces or other accessory structures.
3. Additional animals may not exceed what is allowed per Section 305 of the Planning & Zoning Ordinance.
4. The Use Permit shall be valid for three (3) years, with an annual review and renewal to be approved by Town Council (based on the date of their original conditional approval). At the end of the three years, the extension of the Use Permit may be considered with additional time limits, or in perpetuity, based on the demonstration of successful compliance with the Town regulations.
5. If the northern parcel is sold, the Use Permit would stay with the land. In this event, the new owner would be required to have an on-site host. The Use Permit would be divided and the both owners, individually, would be subject to the review and renewal process described in Item 4.
6. Violations of the terms of this Use Permit or Town regulations voids the Use Permit.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND TO THE MAYOR AND COMMON COUNCIL, THE APPROVAL OF AN APPLICATION FOR A USE PERMIT AS REQUESTED BY THE PROPERTY OWNERS, RANDY AND DEBBIE JO ROSANE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE BED & BREAKFAST USE WILL NOT BE ABLE TO BE IMPLEMENTED UNTIL THE GRADING PERMIT APPLICATION IS SUBMITTED, APPROVED, AND ISSUED, AND MUST BE COMPLETED WITHIN SIX MONTHS OF THE CONDITIONAL APPROVAL BY TOWN COUNCIL.**

Exhibit A: Vicinity, Zoning, and Land Use Map
Rosane Use Permit Bed & Breakfast



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: 5.10.2021



Land Use Application Form

1. Application is made for:

- | | | |
|---|---------------------|------------------------|
| Zoning Map Change | Use Permit | General Plan Amendment |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PAD Final Site Plan Review | Variance | Appeal |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Administrative Review | Lot Line Adjustment | Zoning Verification |
| Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: RRR Ranch Cabins

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

Owner Name: Randy + Debbie Jo Rosane Applicant Name: Randy + Debbie Jo Rosane
 Address: 2157 S. Schaeffer Lane Address: same
 City: Camp Verde State: AZ Zip: 86322 City: _____ State: _____ Zip: _____
 Phone: 928-200-6912 Phone: _____
 E-mail: debbiejrosane@gmail.com E-Mail: _____

4. Property Description: Parcel Number 404-04-047H + 404-04-047G Acres: 2.1 + 1.16 = 3.26
 Address or Location: 2157 and 2097 S. Schaeffer Ln Camp Verde AZ 86322
 Existing Zoning: residential Existing Use: Residential
 Proposed Zoning: _____ Proposed Use: _____

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

Use permit for bed and breakfast

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: Debbie Jo Rosane Date: 5/6/21 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: Debbie Jo Rosane Date: 5/6/21

To Whom It May Concern:

This letter is to inform our neighbors that own property 300ft. from our property. We own 3.29 acres consisting of 2 lots, APN #s 404-04-047G & 404-04-047H / 2097 S Schaeffer Lane & 2157 S Schaeffer Ln. We are applying for a use permit for a bed & breakfast on each parcel from the city. Each cabin has its own parking space. We reside at property, have cameras and monitor for light and sound and respect peacefulness for all guests and neighbors.

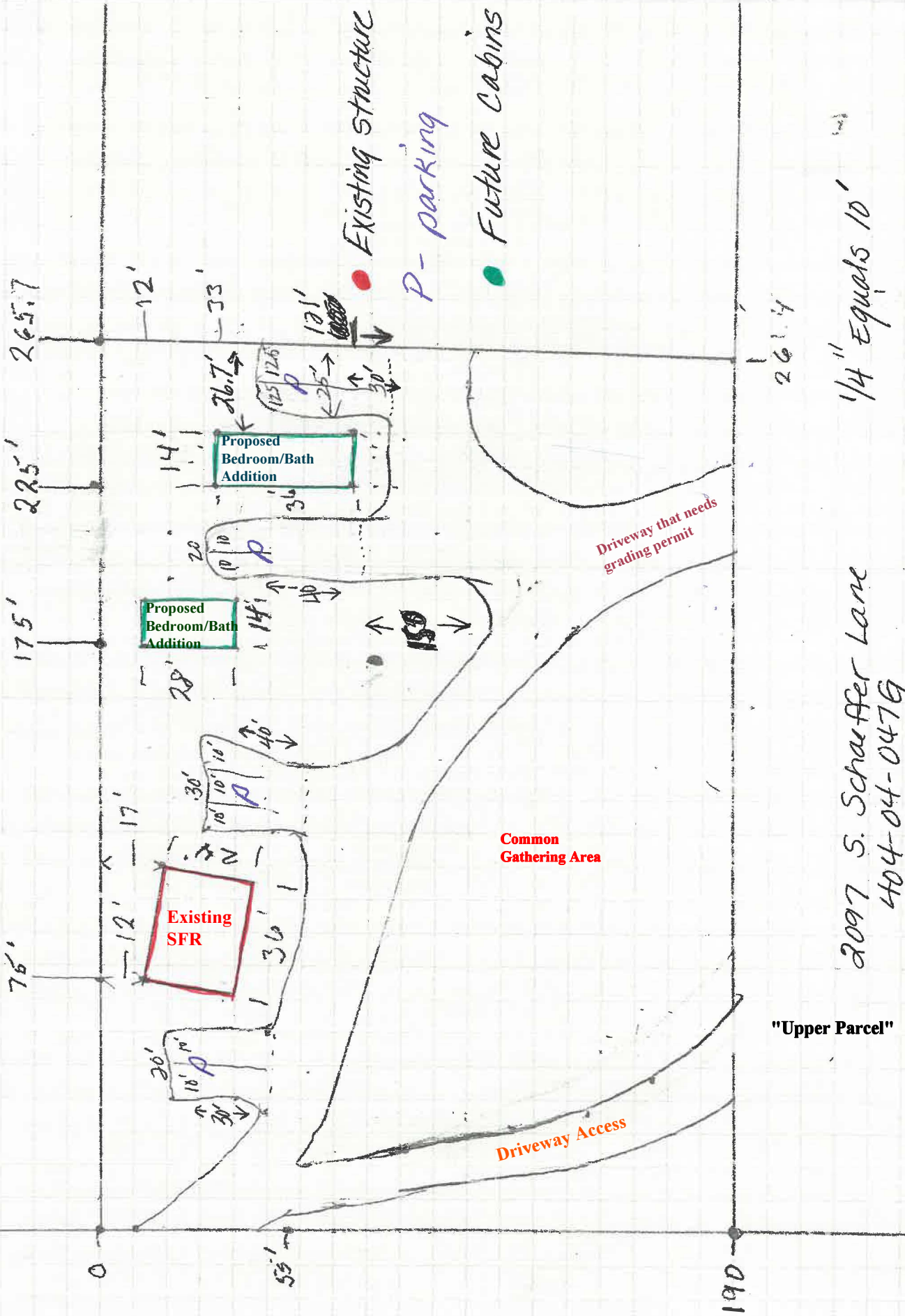
Address 2097 currently has a 2 bedroom cabin operating, 2157 has a main house under construction and a 1 bedroom cabin operating. A use permit will allow us to operate more than one bedroom and up to 5 on each lot. We currently rent 3 bedrooms, a guest can book on airbnb which screens their applicants and operators. If you go to their website in Camp Verde you can see our reviews and cabins.

The neighborhood meeting for this will be held 11/09/2020 at 6:00pm, for you to come see and ask questions you may have. Meeting at 2157 S Schaeffer on back patio of main house.

Randy & Debbie Jo Rosane
2157 S. Schaeffer Ln
Camp Verde AZ 86322
928-200-6912

Schaffer Lane

Randy + Debbie Jo Rosare - RRR Ranch Cabins
978-200-6912



"Upper Parcel"

2097 S. Schaffer Lane
404-04-047G

1/4" Equals 10'

261.4

265.7

225'

175'

76'

0

55'

190

12'

33'

12'

14'

36'

28'

14'

30'

18'

10'

36'

24'

20'

18'

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30'

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Existing Structure

P - parking

Future Cabins

Driveway that needs grading permit

Common Gathering Area

Driveway Access

150

26.7

125

126

25'

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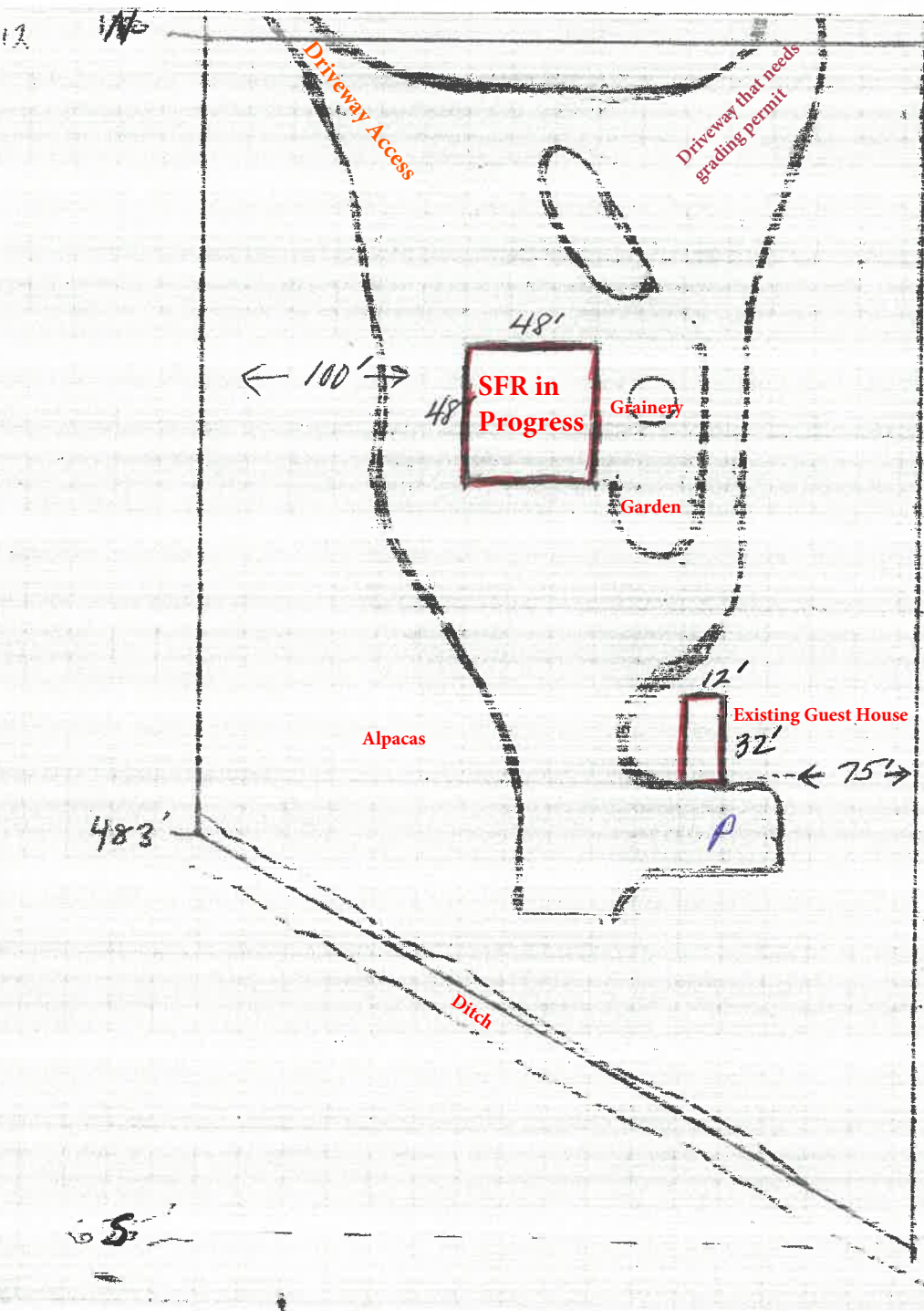
10'

125

126

Randy + Debbie Jo Rosane - RRR Ranch Cabins
928-200-6912

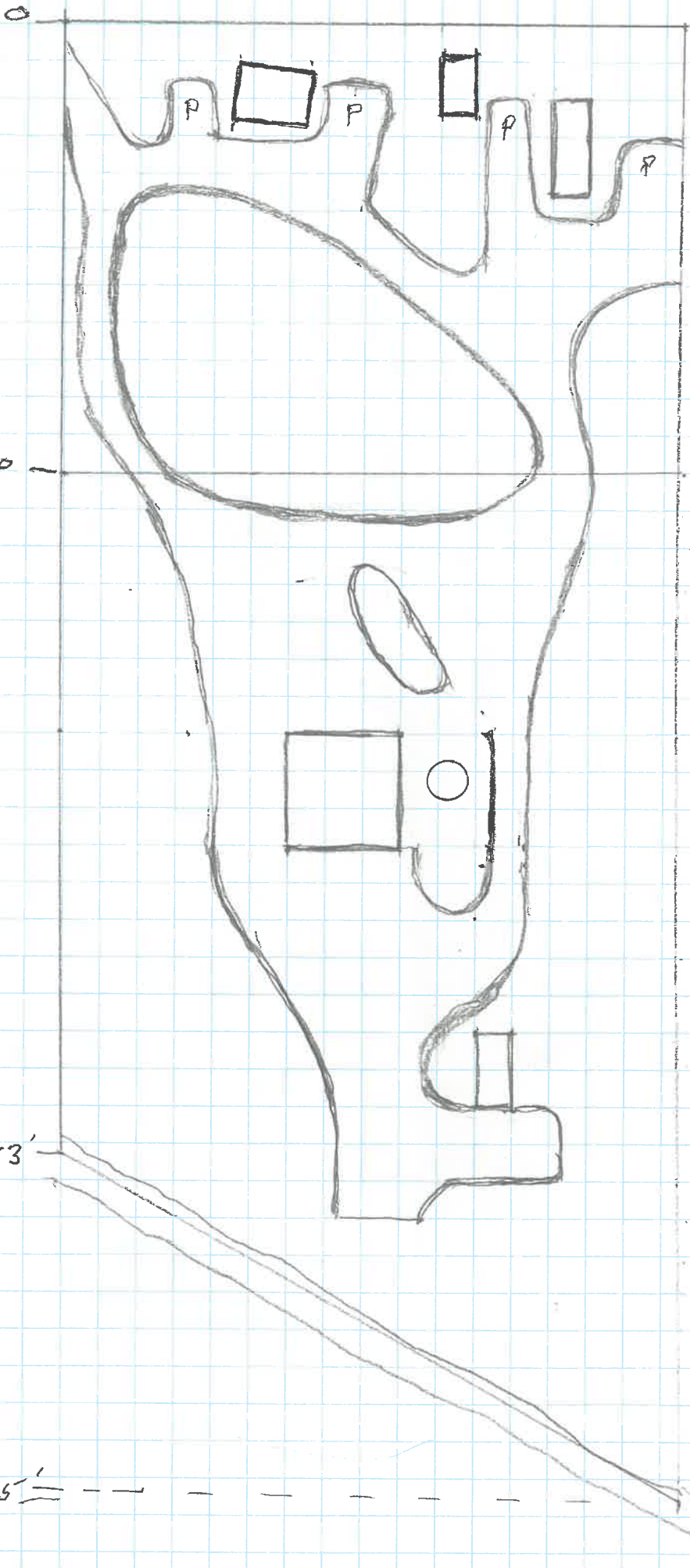
2157 S. Schaeffer Lane
404-04-047H



● Existing structures
P - parking

"Lower Parcel"

65



RRR Ranch Cabins

Randy + Debbie Jo
Rosane

404-04-047G
←

Overview of
both parcels
together.

404-04-047H
←

1/4" EQUALS 16'

483'

635' — — — — —

12 190'

Affidavit

I, Randy Rosane
Debbie Jo Rosane, owner/agent of parcel 404-04-047G
404-04-047H
have notified the neighbors within 300' of above property, by sending letters on
Oct 21, 2020 to notify them of the neighborhood meeting that I conducted
on the 9 day of NOVEMBER 2020.

I posted my property with meeting the date, time, and place, on the 21st day of
October 2020, and taken a photograph of such posting.

I, Randy & Debbie Rosane, owner/agent of parcel 404-04-047G
404-04-047H
will provide a summary of neighborhood meeting I conducted to the Planning & Zoning
Department of Camp Verde with the associated application submittal, attesting to the
issues and concerns discussed at the above neighborhood meeting.

Summary
Statement: _____

If Summary statement is too long, attach a copy.

State of Arizona}

County of Yavapai}

[Signature]
Signature of Document Signer No. 1

[Signature]
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 6th day of
May 2021.



[Signature]
Signature of Notary

1
Randy + Debbie To Rosane - RRR Ranch Cabins

Meeting Summary - Questions + Answers

November 9, 2020 - 2157 S. Schaeffer Lane Camp Verde

Question: Dirt road and dust?

Answer: Road is stone road that is maintained for dust control, road is 496ft. Many drive slow looking for our place.

Question: Quads + ATVs?

Answer: Guests that trailer quads are looking to ride trails, not to ride in neighborhoods.

Question: Rentals are considered commercial?

Answer: Monthly and short term rentals are not a commercial business. We are looking to have short term as monthly rentals will have more traffic and noise.

Question: How long have you been doing rentals, we didn't realise there was anything down at your property

Answer: We have been hosting guests since Feb/2018.

Question: What about parking?

Answer: Each cabin has its own parking space along with several other parking spaces on property.

Randy & Debbie Jo Rosanz - RRR Ranch Cabins

Questions and Answers

Question: So can we do this at our property?

Answer: You live in Diamond Creek - SD
maybe approval from HOA and check with city.

Question: We have concern with 5 homes each lot
with multi bedrooms

Answer: Use permit is for 5 sleeping areas on
each lot - Not for 5 homes with 5 bedrooms.
This is why we are applying for
Use permit. We dont want to divide lots
and build monthly rentals which is
allowed without use permit.

We reside at property, have cameras to monitor
light - sound and security. We respect peacefulness
for neighbors and guests. Guests are screened.
We are looking to have 4 sleeping areas at
2097 S. Schaeffer - currently have 2, and 2,
at 2157 S. Schaeffer - currently have 1. During
meeting cabins were rented so unable to show
all cabins - All of you are invited to preview
cabins in future if you would like to. Please
feel free to contact the town of Camp Verde
if you have questions.

Neighborhood Meeting Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
Randy Rosane	2157 S. Schaeffer 86327	randyrosane@gmail.com
Debbie Jo Rosane	2157 S. Schaeffer Ln Camp Verde AZ 86327	debbie.josane@gmail.com
Rudy Talen	2082 S. SCHAEFFER LN CAMP VERDE AZ 86327	I AGREE
Samantha Schuyf	2097 S. Schaeffer Camp Verde AZ 86327	I Agree
Wendel Gomez	2097 S. Schaeffer Camp Verde AZ 86327	I agree
LORVA KINCAID	2079 S. Derby Drive, Camp Verde	lgkincaid@aol.com alltheKincaid@aol.com
RON HANK TOAD	2084 DERBY DR. CAMP VERDE	R. J. Kruntz
Robert & Deborah Ronney	505 E Stolen	bdranney@g.com
WART SHEILA SMOLEY JOHN SMOLEY	2110 S. Schaeffer Ln 2242 S DERBY DR.	john.smoley@NLMORTGAGE.COM
IONE LAJOIE	2264 S DERBY DR.	hilajoie@verizon.net
Steve & Diana Hopper	2156 S. Diamond Creek	sdhopper45@gmail.com

Notification List

Parcel, Owner, Address, City, State, Zip

404-05-132, PATTERSON CLAY & TERESA GAYE RS, 40670 W JENNA LN, MARICOPA, AZ, 851386320
404-04-022A, ELLISON LOGAN & SARAH RS, 2283 E SUNSET DR, CAMP VERDE, AZ, 86322
404-04-046A, MULCAIRE COLBY M, PO BOX 4599, CAMP VERDE, AZ, 863224599
404-04-156, MILLWOOD ESTATES HOA, PO BOX 47638, PHOENIX, AZ, 850687638
404-04-132, OUTER RING LLC, PO BOX 47638, PHOENIX, AZ, 850687638
404-04-046B, VALEN FAMILY TRUST, PO BOX 1861, CAMP VERDE, AZ, 863221861
404-04-129, B & B CAMP VERDE PROPERTIES LLC, 7601 N 11TH ST, PHOENIX, AZ, 850204110
404-05-131, CASSADY DENNIS & CHERYL TRUST, 10205 W PINEAIRE DR, SUN CITY, AZ, 853511120
404-05-133, PATTERSON TERESA REVOCABLE TRUST, 40670 W JENNA LN, MARICOPA, AZ, 851386320
404-04-141, SNYDER LEONARD E & LINDA L RS, 105 BERRY CREEK DR, FLAT ROCK, NC, 287318531
404-04-020U, COLLINS JOSHUA & SYDNEY RS, 465 E STOLEN BLVD, CAMP VERDE, AZ, 863226856
404-05-129, RUDD LARRY RAY & BETTY SUE RS, 2040 S DERBY DR, CAMP VERDE, AZ, 863225944
404-05-130, KRUNTORAD RONALD J & GRACE L JT, 2084 S DERBY DR, CAMP VERDE, AZ, 863225944
404-05-153, MALOY MICHAEL D SR & CYNTHIA J RS, 2143 S DERBY DR, CAMP VERDE, AZ, 863226891
404-04-047B, RANNEY ROBERT J & DEBORAH J (JT), 505 E STOLEN BLVD, CAMP VERDE, AZ, 863226840
404-05-154, KINCAID ALLEN J & LORNA G JT , 2079 S DERBY DR, CAMP VERDE, AZ, 863226889
404-04-020W, DARTT STEPHEN A & LYDIA ANNE JT, 2110 S SCHAEFFER LN, CAMP VERDE, AZ, 863226892

May 27+, 2021

Camp Verde Community Development
Planning & Zoning Department
Bobbi Webb, Assistant Planner

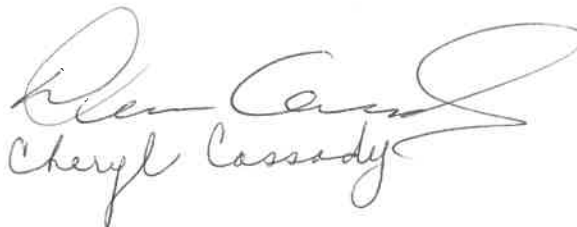
RE: Use Permit for B&B - #20210297 Randy & Debbie Jo Rosane

Dennis and Cheryl Cassady, 2158 S. Derby Drive, Camp Verde parcel 404-05-131, and Ron Kruntorad, 2084 S. Derby Drive, Camp Verde parcel 404-05-130, oppose the request of Randy and Debbie Jo Rosane, behind us, to operate a bed and breakfast on their two parcels. Owning and operating a 5 room/3 building B&B business of room rentals is not appropriate on a family-focused cul-de-sac (dirt road) residential street. There will be more dirt, dust, traffic, pets, trailers/recreational vehicles, and visitors/vehicles to the vacation renters. We, who live behind their parcels, are directly impacted with what we see and especially hear. Our area, as is theirs, is zoned R1-Residential Single Family District. We want to keep it that way, please.

There are many residents like us who picked this area to live in and retired here to enjoy a rural lifestyle with clean air, friendly caring neighbors, and peace of mind.

We are not opposed to the Rosane's owning and operating profitable rental businesses; bed and breakfast and other rental businesses but not where they propose to run them, in a quiet, family focused residential area.

Dennis & Cheryl Cassady
2158 S. Derby Drive
Camp Verde, AZ 86322



Cheryl Cassady

Ron Kruntorad
2084 S. Derby Drive
Camp Verde, AZ 86322



Ron Kruntorad

From: [Betty Rudd](#)
To: [Bobbi Webb](#)
Subject: 2157 S. Schaeffer -- B & B
Date: Tuesday, June 1, 2021 11:36:26 AM

Hello Bobbi,

My property is on Derby Drive and we are against having a B&B (Rosane's at 2157 S. Schaeffer) on the next road. The property is zoned R1, Residential Single Family. What is happening that people can decide on having a B&B build 5 rooms on their property and then get a permit?? We are opposed to additional noise and traffic in our area and that the zoning is R1. And what happens when they add more units? They are devaluing our property.

Thank you,
Betty Rudd
2040 S. Derby Drive

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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. 

TOWN OF CAMP VERDE



Memorandum

To: Melinda Lee, Community Development Director

Bobbi Webb, Assistant Planner

Cc: Robert Foreman, Building Official

From: Roxanne Jasman, Plans Examiner

Date: 05/25/21

Re: Use Permit Review_Randy & Debbie Jo Rosane, Bed & Breakfast. Project #20210297

Building Department has the following comments on the use permit application. These comments are preliminary in nature only, and are subject to change.

- A Bed and Breakfast facility is classified as an R-1 (Hotel-Motel, etc.) Use and Occupancy. However Transient living facilities with 5 or fewer guest rooms and 10 or fewer occupants can be constructed to the standards of an R-3 (Single Family Residence) Occupancy rather than the general category of R-1 construction. The primary intent of this provision is to permit Bed and Breakfast facilities to be established in existing single-family structures.
- The parcel file shows the existing cabin, initially located on parcel 404-04-047F, now 404-04-047G, with a physical address of 2097 S. Schaeffer Lane, to be a two (2) bedroom cabin of 864 square feet, with a construction completion date of 04/10/2019. It was legally constructed at the time and can continue as an SFR, and therefore be used as a Bed and Breakfast.
- The Building Department does not have any concerns with the construction of two (2) new cabins on parcel 404-04-047G.
- The parcel file shows that the one (1) bedroom cabin located on parcel 404-04-047F, now 404-04-047H, with a physical address of 2157 S. Schaeffer Lane, with a habitable square footage of 384 square feet, to have been remodeled without all of the proper inspections. However, further review of the parcel file found that an Application for an Accessory Dwelling Unit Rental Permit, was approved by the Building Department on 09/04/18. Since the Building Department felt that the structure met the intent of the code at that time, we have no objection to its continued use as a rental under the umbrella of a Bed and Breakfast.
- Per conversation with Debbie Jo, it is their current intent to rent out the bottom floor of the 3000 square foot SFR, which is currently under construction. Said SFR is located on parcel 404-04-047H, with a physical address of 2157 S. Schaeffer Lane. Debbie Jo reported that this structure will not be complete for approximately two more years, therefore the Building Department cannot comment on its compliance at this time. Under no circumstances may any portion of this structure be rented out before receiving a Certificate of Occupancy from the Building Department.

- A Residential Building Permit Application will be required for the construction of the proposed cabins (ADU's) on parcel 404-04-047G. If both cabins will be constructed during the same time period, both cabins may be included on the same permit application.
- Since ADU's fall under the IRC, plans do not need to be drawn by a registered Arizona Design Professional(s). However, we would recommend this. Two (2) complete sets of plans will be required with the application. One (1) PDF copy will also be required. If drawn by a registered Arizona Design Professional(s), one (1) set needs to be wet sealed.
- Camp Verde technical amendments to the codes can be found on the Town website www.cvaz.org (Town Clerk/ Documents/ Town Code – Chapter 7). Climatic and Geographical criteria can be found under the following link: <https://www.campverde.az.gov/departments/community-development/building-safety/adopted-building-codes>.
- Climate zone for Camp Verde under the IECC has been amended from 4B to a 2B zone
- All electrical, mechanical and plumbing work has to be performed by Arizona licensed contractors. A town business license is required for all contractors including subs.
- Building Division is a 'one stop shop' for all applications. Building/Fire Suppression/Drainage/Grading/Civil/Deferred submittals etc. Information and plans will be forwarded to the proper agencies by the Building Department: Planning & Zoning, Fire District, Public Works, Waste Water, Yavapai County, ADEQ, etc.
- Though the Building Department may share information with internal and external agencies, in order to approve the application for permitting, it is the responsibility of the applicant to obtain any and all required permits with ADEQ, Yavapai County Environmental Development (septic), Arizona Department of Water Resources, etc.

Roxanne Jasman
Plans Examiner
Town of Camp Verde
Building Department
473 S. Main St. Ste 108
928-554-0050
roxanne.jasman@campverde.az.gov

okayed by Robert Jouman 5/26/21



Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322
www.cc-fma.org Phone (928) 567-9401

May 26, 2021

Melinda Lee
Community Development Director
Town of Camp Verde
473 S. Main St., Ste 108
Camp Verde, Az. 86322

Dear Ms. Lee,

A plan review has been completed for the project listed below.

Description: RRR Ranch Cabins
Address: 2157 S. Schaeffer Lane, Camp Verde, Az. 86322
Project #: 20210297
APN: 404-04-047H/404-04-047G
Proposal: Bed and Breakfast

Based on the submitted information the following fire code requirements shall be applicable.

A preconstruction conference is required for this projection after the building permit has been issued by the Town of Camp Verde and prior to any commencement of any work.

The occupancy classification of this proposed project is Group R

1. Section 304.3: Waster containers. Storage of combustible rubbish and waste material stored in containers exceeding 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.
2. Section 503: Access. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - a. Roadways shall be at least 20 feet wide, except as modified in Appendix D.
 - b. Fire apparatus access road grades and surface treatments shall be as follows:
 - i. Road grades from 0% up to and including 6% shall have a minimum surface of 4" of compacted 95% AB.
 - ii. Road grades over 6% up to and including 12% shall have an asphalt surface.
 - iii. Road grades over 12% up to and including 15% shall have a concrete surface.
 - iv. Road grades exceeding 15% shall not be permitted.
 - c. Overhead obstructions shall not be lower than 13 feet 6 inches.
 - d. The angle of approach and angle of departure shall not be greater than 8 degrees. The angle is formed between the ground and the front or rear point of ground contact of the apparatus. This prevents the front bumper or the tailboard from scrapping the ground on sharp angles.
 - e. Turning radii shall be no less than 28 feet inside, 50 outside.
 - f. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.

- g. Bridges or culverts shall be designed to carry the imposed loads, 75,000 lbs. gross vehicle weight, of fire apparatus.
- h. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions if required by the fire official.

NOTE: Roadways for emergency access shall be made available through the site during the construction process.

- 3. Section 503.6: Security gates across fire apparatus access road shall always have an approved means of emergency operation.

Plans and specifications shall be submitted for review and approval prior to any installation.

- 4. Section 505.1: Address Identification. New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of .5 inch. Larger numbers, and/or additional locations may be required by the fire code official to facilitate emergency response. Address numbers shall be maintained.

NOTE: Inside addressing needs to be determined for each unit and clearly posted. An addressing plan shall be submitted for CCFMD approval prior to installation.

- 5. Section 505.2: Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of a new roadway allows for passage by vehicles. Signs shall be of an approved size, weather-resistant, and be maintained until replaced by permanent signs.

NOTE: Street and road names shall be submitted for CCFMD review to ensure that they do not duplicate or conflict with existing names.

- 6. Section 506.1: Key Boxes. Where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary, the installation of a key box is required. This key box is available from Knoxbox.com, follow the red BUY button on the website. The fire agency listed is Verde Valley/Cornville Fire District. The minimum requirement is a 3200 series key box.
- 7. Section 507.1: Water Supply. An approved water supply capable of supplying the required fire-flow for fire protection shall be provided to premises upon which facilities, buildings, or portion of buildings are hereafter constructed or moved onto or within the Copper Canyon Fire and Medical District.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.

Fire hydrants shall be installed in accordance with the local water purveyor and as required by IFC Appendix C Fire Hydrant Locations and Distribution. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

Plans and specifications shall be submitted for review and approval prior to any installation.

If the proposed project is located within an area that does have an established municipal-type water supply available, the following applies:

Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings.

Section B105.1: One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow durations requirements for one- and two- family dwellings, Group R-3 and R-4 buildings and townhouses shall be specified in Tables B105.1(1) and B105.1(2).

Section B105.2 Buildings other than One- and two-family dwelling: The minimum fire-flow and flow duration requirements for buildings other than one- and two-family dwelling shall be as specified in Tables B105.2 and B105.1(2).

NOTE: Any established water supply and water system shall be evaluated to determine if it meets requirements.

If the proposed project is located within an area that does NOT have an established municipal-type water supply available, the following applies:

Option 1: Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings. Fire hydrants shall be installed in accordance with the local water purveyor and as required by IFC Appendix C Fire Hydrant Locations and Distribution. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings.

Section B105.1: One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow durations requirements for one- and two- family dwellings, Group R-3 and R-4 buildings and townhouses shall be specified in Tables B105.1(1) and B105.1(2).

Section B105.2 Buildings other than One- and two-family dwelling: The minimum fire-flow and flow duration requirements for buildings other than one- and two-family dwelling shall be as specified in Tables B105.2 and B105.1(2).

NOTE: Any established water supply and water system shall be evaluated to determine if it meets requirements.

Option 2: Provide a water system in accordance with the National Fire Protection Association's pamphlet #1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting", 2012 Edition. This based on the following factors, (1) occupancy hazard, (2) type of construction, (3) structure dimensions (length, width, and height), and (4) exposures, if any. The location of water supply sites shall be approved by the fire official. Additional requirements may apply based on building size, property, and/or water supply location.

NOTE: A calculation was determined by four factors:

- 1). Occupancy hazard classification number: _____ R
- 2). Proposed type of construction: _____
- 3). Structure dimensions: _____

4). Possible exposures within fifty feet: _____

Based on the information provided, the water supply is approximately 1000 gallons per minute. This does not include the water supply if an automatic sprinkler system is required. The additional water supply will be based on the automatic sprinkler system design.

The water tank shall meet the requirements of the National Fire Protection Association's pamphlet # 22, "**Standard for Water Tanks for Private Fire Protection**", 2018 edition. This standard provides requirements for the design, construction, installation, and maintenance of tanks and accessory equipment that supply water for private fire protection.

Plans and specifications shall be submitted for review and approval prior to any installation.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based in the National Fire Protection Association's pamphlet #1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting", 2017 edition.

8. Section 507.1: Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "**Standard for the Installation of Private Fire Service Mains and Their Appurtenances**", 2016 edition.

Plans and specifications shall be submitted for review and approval prior to any installation.

9. Section 605.3.1: Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder, or branch circuit originating on a switchboard or electrical panel-board shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. Main electrical shut off locations indicating what each panel serves shall be labeled. Access to fire sprinkler riser, fire department connection, and the main fire alarm control panel shall be labeled. The signage shall be white letters with a red background. Alternate signage may be used subject to approval.
10. Section 804: Wall and Ceiling Finish. Interior wall and ceiling finishes shall be classified in accordance with Section 803 of the International Building Code and Table 803.3 of the International Fire Code. Such interior finishes shall be grouped in the following classes in accordance with their flame spread and smoke-developed index. Provide documentation as needed.
11. Section 903.1: Fire Sprinklers. An approved automatic fire sprinkler system shall be installed in the building. Systems shall be installed in accordance with the;
- National Fire Protection Association's pamphlet #13, "**Standard for the Installation of Sprinkler Systems**", 2016 edition.
 - National Fire Protection Association's pamphlet #13D, "**Standard for the Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes**", 2016 edition.
 - National Fire Protection Association's pamphlet #13R, "**Standard for the Installation of Sprinkler Systems in Low-rise Residential Occupancies**", 2016 edition.

Plans and specifications shall be submitted for review and approval prior to any installation.

12. Section 903.4: Fire Sprinkler System Monitoring. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water-levels, and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. Provide electronic monitoring as required.

Plans and specifications shall be submitted for review and approval prior to any installation.

13. Section 904.12: Kitchen Fire Protection. Kitchen equipment, which produces grease-laden vapors, shall be protected in accordance with the National Fire Protection Association's pamphlet #96, "**Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations**", 2017 edition, and National Fire Protection Association's (NFPA) pamphlet #17A, "**Standard for Wet Chemical Extinguishing Systems**", 2017 edition. A complete description of the equipment being protected and its intended location under the hood shall be provided. The fire alarm system in this building shall accommodate for fire suppression system supervision. Provisions for fuel supply shut down devices for both gas and electricity shall be made.

Plans and specifications shall be submitted for review and approval prior to any installation.

14. Section 609.2: The hood, duct, and ventilator shall be installed in accordance with the National Fire Protection Association's (NFPA) pamphlet #96, "**Standard for the Ventilation, Control and Fire Protection of Commercial Cooking Operations**", 2017 edition, and National Fire Protection Association's (NFPA) pamphlet #17A, "**Standard for Wet Chemical Extinguishing Systems**", 2017 edition.

NOTE: The appliance shall be located under the hood in such a manner that there is a 6" clearance around all sides of the hood.

- a. As per the International Mechanical Code, as adopted by Yavapai County, a Type 1 hood system shall be designed and installed to automatically activate the exhaust fan whenever cooking operations occur. The activation of the exhaust fan shall occur through an interlock with the cooking appliances, by means of heat sensors, or by means of other approved methods.
- b. Documentation confirming the installation of fire barrier duct wrap for the kitchen hood ductwork shall be provided. An inspection of the duct and hood installation is required.

NOTE: The hood, duct, and ventilator shall be rated for use with grease-laden vapors.

15. Section 906.1: Fire Extinguishers. All buildings shall be provided with UL listed or equivalent portable fire extinguishers. Fire extinguishers shall be installed in accordance with the National Fire Protection Association's pamphlet #10, "**Standard for Portable Fire Extinguishers**", 2018 edition. The travel distance to any fire extinguisher shall not exceed 75 feet from any point in a building. Extinguishers shall be classified at least 2A10BC or greater, containing at least 5 pounds of dry chemical agent. Units shall be serviced and tagged by a reputable fire extinguisher company prior to the unit being displayed for use. Provide a unit near each exit.
16. Section 907.2: Fire Alarm. A fire alarm system shall be installed throughout this project. The system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, "**National Fire Alarm Code**" the 2016 edition and Section 907 of the IFC, 2018 edition.

Plans, specifications, and battery calculations shall be provided to this office for review.

17. Section 1103.7: Fire Alarm. Based on the occupancy classification a fire alarm system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, "**National Fire Alarm Code**" the 2016 edition and Section 907 of the IFC, 2018 edition.

Plans, specifications, and battery calculations shall be provided to this office for review.

18. Section 907.2.10 Single- and multiple-station smoke alarms: Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with the section and NFPA 72. If more than one smoke alarm is required, they shall be interconnected. Required smoke alarms shall receive their primary power source from the building's wiring. Smoke alarms shall be provided with battery backup.
19. Section 915.1.1 Carbon Monoxide Alarms: Carbon monoxide detection shall be provided in Group I-1, I-2, I-4, and R Group R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.2 through 915.6 exist. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.
20. Section 1103.9 Carbon Monoxide Alarms: Carbon monoxide alarms shall be installed in existing dwelling units and sleeping units where those units include any of the conditions identified in Sections 915.2 through Section 915.6. The carbon monoxide alarms shall be installed in the locations specified in Section 915.2 and the installation shall be in accordance with Section 915.4 The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.
21. Section 1004.7: Outdoor areas. Yards, patios, occupied roofs courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.
22. Section 1004.9: Occupant Load. Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. Post signage in the dining and meeting rooms.
23. Section 1008.3.5: Emergency Lighting. Approved emergency lighting shall be provided as required. Provide proper emergency lighting units shall be provided along the path of travel from any exit to the public way.
24. Section 1010.1.9.1: Hardware. Door handles, pulls, latches, locks, and other operating devices on doors required to be accessible by Chapter 11 of the *International Building Code* shall not require tight grasping, tight pinching, or twisting of the wrist to operate. Provide approved hardware.
25. Section 1010.1.9.4 and 1010.1.10: Exit Door Hardware Locks and Latches and Panic and Fire Exit Hardware. Panic hardware is required on all exit doors except main entry, no other security bolt hardware is allowed with panic hardware.

- a. Exception, Main Door. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
- b. The locking device is readily distinguishable as locked; a readily visible sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch high on a contrasting background. The use of the key-operated locking device is revocable by the fire official for cause.

26. Section 1013.1: Exits Signage. Exits shall be identified through approved signage as required. Signs indicating "EXIT" shall be located near each exit door and at changes in direction of the exit travel so that signs are visible from any location in the path of exit travel. Provide proper signage.

27. Section 6104.1: Installation of Liquid Propane Tanks. Liquefied petroleum gas equipment shall be installed in accordance with the *International Fire Code*, Chapter 38, the *International Fuel Gas Code* and NFPA 58, 2011 edition.

Plans and specifications shall be submitted for review and approval prior to any installation.

NOTE: If utilizing liquid propane provide the location(s) of the tank(s) and details.

These plans are APPROVED as noted with comments.

The Copper Canyon Fire and Medical District adopted a revised service/permit fee schedule, which includes construction plan reviews. There is no fee associated with preliminary code reviews.

These comments shall not be meant to exclude any applicable fire code requirements adopted by the Copper Canyon Fire and Medical District or other regulatory agencies. The adopted fire code is based on the 2018 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

If you have any questions concerning these comments, please feel free to contact me at (928) 567-9401 ext. 8005 or kkrebbs@ccfmd.az.gov

Sincerely,

Ken Krebbs

Ken Krebbs
Fire Marshal