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Agenda
Town of Camp Verde – Planning & Zoning Commission
Special Session
473 S. Main Street, Suite 106
THURSDAY, June 9, 2022 at 6:30 P.M.

ZOOM MEETING LINK:

<https://zoom.us/j/94264163052?pwd=c3VROVI6SHNpSIBWTTZsamtFYXRQT09>

One Tap Mobile: 1.669.900.9128 US (San Jose); 1.253.215.8782 US (Tacoma)

Meeting ID: 942 6416 3052 **Passcode:** 5540054

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.** Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Greg Blue, Robert Foreman, William Tippet, Michael Hough, Ingrid Osses
3. **Pledge of Allegiance**
4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.
 - a. **Approval of Minutes:** May 5, 2022
 - b. **Set Meeting Dates:** July 7, 2022, at 6:30 pm (Regular Session)
July 14, 2022, at 6:30 pm (Special Session)
August 4, 2022, at 6:30 pm (Regular Session)
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. **Public Hearing, Discussion and Possible Recommendation to Council to approve an application from Danny and Alicia Ely for a Zoning Map Change from C2 (Commercial: General sales and services) to C3 (Commercial: Heavy commercial) on approximately 4 acres. The purpose of the rezone is to relocate their existing family-owned business on property 403-22-019J, located off of Wilshire Boulevard, Camp Verde, Yavapai County, Arizona.**
Staff Resource, John Knight
 - **Staff Comments**
 - **Public Hearing Open**

- **Public Hearing Closed**
- **Commission Discussion**

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**

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 and Bashas on

_____ (date) at _____ (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

(signed), _____, _____ (print name and title)

Minutes

Town of Camp Verde – Planning and Zoning Commission Regular Session

473 S. Main Street, Suite 106 Thursday, May 5, 2022, at 6:30 P.M.

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- Chairman Faiella called the meeting to order at 6:30.
2. Roll Call. Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Greg Blue, Robert Foreman, William Tippett, Michael Hough, Ingrid Osses (via zoom) – Quorum Present

Others present; Planner BJ Ratlief, Community Development Director John Knight, Transcriptionist Dana Donahue

3. Pledge of Allegiance led by Commissioner Blue.

Motion was made by Commissioner Blue to move agenda item 7 above agenda item 6.

Second was made by Commissioner Foreman.

Community Development Director John Knight stated he felt it might be beneficial for the newer Commission members to hear the difference between a PAD and conventional rezoning application, therefore, he recommended the agenda remain as is. Chairman Faiella moved ahead with voting on the previous motion.

Roll call vote;

Commissioner Osses-aye

Commissioner Hough-nay

Commissioner Tippett-nay

Commissioner Foreman-aye

Commissioner Blue-aye

Vice Chairman Scantlebury- nay

Chairman Faiella-nay

Motion denied 4-3. Agenda stands as published.

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

- a. Approval of Minutes: April 7, 2022
- b. Set Meeting Dates: May 12, 2022, at 6:30 pm (Special Session)
June 2, 2022, at 6:30 pm (Regular Session) CANCELED
June 9, 2022, at 6:30 PM (Special Session)

Motion was made by Commissioner Blue to approve the Consent Agenda as presented.

Second was made by Commissioner Foreman.

Roll call vote:

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Tippet-aye

Commissioner Forman-aye

Commissioner Blue-aye

Vice Chairman Scantlebury- aye

Chairman Faiella-aye

Motion carried 7-0, Consent Agenda Passed

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 additions

6. Staff presentation on elements and requirements of a Planned Area Development (PAD).

Community Development Director John Knight spoke about PADs or Planned Area Development. Short PowerPoint presented detailing differences between a standard rezone and a PAD.

7. Public Hearing, Discussion, Consideration and possible Recommendation to Council to approve an application from John Bradshaw and Cyril Chiosa for a Zoning Map Change from PAD and RR-2A to C-2/PAD on approximately 87 acres. The purpose of the rezone is to allow development and expansion of the Alcantara Winery and Resort on property located at 3445 S. Grapevine Way in Camp Verde, Arizona - APNs 407-21-015A, C, E, G, and H. Staff Resource: John Knight

Mr. Knight gave brief history of Alcantara. The applicant is requesting a reworking of the existing PAD, which had been approved by the county in 2006. When the property was annexed by the Town in 2020, the Town agreed to honor the existing use permit. That permit does no longer is applicable.

There are multiple parts of this PAD, the underlying zone is C2, and the overlay zone is PAD. The applicant is proposing a significant reworking of the PAD to include a wine tasting venue, lodging, restaurants, kitchens and an onsite wastewater facility (built to Town standards). It is these uses; specifically, the intensity of use and the types of uses which need to be reviewed by the Commission.

The other item that is unique to this proposed re-zone is a criteria which specifies “or other similar uses as determined by the Community Development Director.” The applicant is requesting this provision be a part of the re-zone ordinance. Director Knight stated he believed this to be a good inclusion.

The third thing we need to look at are the development standards, such as setbacks and height limits for buildings. The applicant is requesting a 30-foot setback from the exterior property line.

Additionally, the Commission will need to consider possible mitigation plans, such as a noise mitigation plan. Neighbors have expressed concerns about possible noise from outside events. This hearing is not the appropriate time to dictate criteria for, or to formulate such plans, but it may be appropriate for the Commission to recommend such mitigation plans to be a part of any future Zoning Ordinance. If recommended, then the Commission will have opportunity to review and comment on any future mitigation plans.

Mr. Knight reviewed for the Commission how he broke down the 4 motions on individual pieces needing to be addressed, and a subsequent final motion.

Commissioner Blue asked Mr. Knight to clarify the sanitation treatment plant.

Mr. Knight explained the applicant would build the treatment plant (to Town standards) and which the Town may eventually opt to take over. This possible option is detailed as part of the Annexation Development Agreement.

Commissioner Blue asked if other developments would be able to use the sewage plant. Mr. Knight stated maybe, Thousand Trails RV Park has expressed an interest hooking into it.

Public Hearing Open: 6:55pm.

The applicant Mr. John Bradshaw spoke regarding the application. He gave an overview of the proposed development plan and brief history of Alcantara.

He advised, the previous owners of Alcantara started the process to get their own PAD with Yavapai County. At the time Mr. Bradshaw purchased the property in 2018 the PAD process with the County was very challenging. He therefore, promptly began discussion with the Town of Camp Verde for possible Annexation. As part of the Annexation, the building, sharing and possible assumption of management of a future wastewater treatment plant was discussed and is a part of the develop agreement with the Town. At the time of annexation, Thousand Trails RV Park expressed interest in hooking into a future wastewater treatment plant.

Mr. Bradshaw met with Friends of the Verde River on site. They did a tour of the property. He has signed a pledge to work with the organization. They are meeting to discuss the wastewater treatment plant and mitigating its impact on the river. Alcantara would like to create some areas for wildlife. They are coming again on the 15th to walk the property and speak about the wastewater treatment plant. They may also be able to get us some grants.

Chairman Faiella asked the Commissioners to hold their questions until the speakers were done.

No further speakers.

Close Public Hearing: 7:02pm.

The floor was opened to the Commission discussion.

Vice Chairman Scantlebury stated he had spoken with several staff of Friends of the Verde River. There is certainly concern about a wastewater facility near the Verde River. One of the issues he is concerned about is the "glamping" across the river. How are they getting across the river? It appears they are driving across the river. He asked is this even legal? Can we approve this?

Mr. Knight replied the proposed glamping is on the west side of the river. The only way to access the glamping spot is to drive through a low water crossing. This creates some challenges and concerns and something the Commission will have to consider.

Vice Chairman Scantlebury clarified that he wants to comply with state and federal codes for crossing the river. He also asked about river use. Are we going to love the place to death? Are we in anyway going to hurt the river? He understands the applicant is working with Friends of the Verde River regarding this issue. He continued to ask if the Commission was willing to ok the project as presented, or do we need more information regarding the river use? He further stated we need to be careful, because this is the first applicant, we have had that will use the river to this extent and it needs to be right for future use. He is asking for recommendations by staff and understands the applicant is working with Friends of the Verde River to address these issues. However, they are just getting started in the process. He understands this process may be a burden for the applicant. Do we need to get any of these issues answered before we approve the PAD?

Mr. Knight replied it is at the pleasure of the Commission. If you feel the need for additional information, it would be best to table the agenda item. If the Commission feels comfortable with the application as presented, then move forward. The applicant may be able to answer those questions tonight.

The applicant was asked by Mr. Knight about kayaking use. The applicant stated there is a permit process through the state, who limit the number of boaters. The applicant is in the process of building partners with various groups to address the issues.

Commissioner Foreman spoke about motion 4. He asked if the Commission could require a Verde River mitigation plan. Mr. Knight replied yes, the Commission could make such a requirement. The applicant would then need to return to the Commission with a river mitigation plan. He believes such a plan to be a good idea and knows the applicant is working with other groups to create it.

Commissioner Blue asked for clarity on the sewer treatment plant. Would it be a revenue stream for the Town? Mr. Knight advised, possibly, but there is not enough information at this time for a good answer. However, it is like building a public street. It would have to be built to Town standard for the Town to absorb it.

Chairman Faiella asked about the access road. He discovered it was privately owned. How do we know that the project will be well serviced by the existing road? Whose responsibility will the road be? He is concerned about road being two lanes. Is it going to be expanded? Is the road a safety issue with the increase in traffic?

Mr. Knight replied he was unsure. Discussion would have to be conducted with our engineer.

Mr. Bradshaw spoke about the access road. The Town of Camp Verde is doing the final sign off on the road as well as the fire department. On Saturdays we experience about 2000 people on that road without problems. The engineers have also signed off on it.

Chairman Faiella expressed his concerned on the impact on the river, especially downstream. What about the banks? Has there been an impact study? He does not want the issues Sedona's slide rock is experiencing. This is a large project, with a lot of separate issues, what is the impact on the river?

Mr. Knight replied that it may be good include in a river mitigation plan.

Commissioner Hough spoke that he is pleased with the amount of work staff has done on this project. The applicant is not asking for building permits, merely an approval of the overview/concept so the applicant can move forward with their plans. We are not authorizing the building, merely a concept.

Mr. Knight reiterated that this is a long process. There are a lot of steps along the way and the applicant must return and present additional information to the Commission as the planning progresses. This is probably a ten-year project. The applicant will come back to the Commission several times.

Vice Chairman Scantlebury stated motions 1-4 do not cover the concerns covered here today. There is nothing specific. He is happy to approve if we can address these concerns.

Mr. Knight stated the Commission has two options.

1. Can approve the PAD as presented and the applicant will come back when they are closer to building. Or
2. Ask the applicant to address these issues and return. The applicant would address each issue in detail proposing possible resolutions.

However, it is at the pleasure of the Commission which way they would like to go.

Commissioner Foreman stated he was not concerned about the wastewater treatment plant because of the approval process required to build such a project.

Commissioner Hough asked again about Phase I of the plan. Mr. Bradshaw replied that Phase I includes approval of the Tree Houses/cabins near the river. It also includes the new wine tasting area and the condominium units. Also, the area where the tents will go. Mr. Bradshaw used the visual conceptual plans to explain Phase I.

Commissioner Hough recommended letting the applicant move forward and the Commission would be able to answer the questions raised at this meeting through the final site plan approval process.

Mr. Knight advised if that was the case, then Commission needs to make a motion.

Mr. Bradshaw clarified that Alcantara would need enough development to warrant building build a wastewater treatment plant. Until that time, they would start with a standard septic system.

Motion was made by Commissioner Hough to approve motion 1; Approve the layout and distribution of uses in the proposed Site Plan as indicated in the staff report in the section above.

Second was made Commissioner Foreman second.

Chairman Faiella asked if there was further discussion about the elements of this motion.

None

Roll Call Vote:

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Blue-aye

Commissioner Tippet-aye

Commissioner Foreman-aye

Vice Chairman Scantlebury-aye

Chairman Faiella- aye

Motion carried 7-0

Motion made by Commissioner Hough to approve motion 2- Motion to approve the list of Proposed Uses as submitted by the applicant and included in Attachment B (note-the motion could include modifications to the proposed uses if desired.

Second was made by Commissioner Foreman.

Chairman Faiella stated he would like more information about the impact on the river and ecosystem and down river. Commissioner Hough replied he felt it would be taken care of in the final site plan. Chairman Faiella replied he would like to know ahead of time.

Commissioner Foreman stated that concern will be addressed in motion 3

Roll Call Vote

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Blue-aye

Commissioner Tippet-aye

Commissioner Foreman-aye

Vice Chairman Scantlebury-aye

Chairman Faiella- aye

Motion carried 7-0

Motion made by Commissioner Hough approve motion 3- Motion to approve the Development Standards proposed by the applicant and included in Attachment D (Note-the motion could include modifications to the development standards if desired)

Second was made by Chairman Faiella.

Chairman Faiella asked about the permit process regarding the height of the buildings. Mr. Knight replied the Town has already approved an increase in height for other projects.

He does not believe it will set a precedence.

Roll Call Vote

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Foreman-aye

Commissioner Tippet-aye

Commissioner Blue-aye

Vice Chairman Scantlebury-aye

Chairman Faiella-aye

Motion carried 7-0.

Motion made by Vice Chairman Scantlebury stated he would like to suggest a new motion to replace existing motion 4- Motion to require the applicant to return to the Commission for approval of;

- **An Outdoor Venue Mitigation Plan to minimize impact on the neighbors**
- **Water supply and septic adequacy, including likely impacts to the Verde River and the Town's general attitude about financial feasibility and assuming responsibility for same.**
- **River friendly compatibility of float trips and proposed development uses directly adjacent to and across the river, especially regarding impacts of river crossings**
- **Adequacy of road ingress/egress**

Second was made by Chairman Foreman.

Roll call vote

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Foreman-aye

Commissioner Tippet-aye

Commissioner Blue-aye

Vice Chairman Scantlebury-aye

Chairman Faiella-aye

Motion carried 7-0.

Mr. Knight requested a final motion on all four existing motions that were just approved.

Motion was made by Commissioner Hough to recommend Council approve an application from John Bradshaw and Cyril Chiosa for a Zoning Map Change from PAD and RR-2A to C2/PAD on approximately 87 acres. This recommendation includes the restrictions and requirements of the previous Motions #1-#4. The purpose of the rezone is to allow development and expansion of the Alcantara Winery and Resort on property located at 3445 S. Grapevine Way in Camp Verde, Arizona-APNs 407-21-015A, C, E, G, and H.

Second was made by Commissioner Foreman.

No further discussion

Roll call vote:

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Foreman-aye

Commissioner Tippet-aye

Commissioner Blue-aye

Vice Chairman Scantlebury-aye

Chairman Faiella-aye

Motion carried 7-0.

A one-minute break was called at 7:36pm.

Chairman Faiella called the meeting to order at 7:38pm.

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

Vice Chairman Scantlebury stated that he would like to get together in a non-work environment to get to know each other better. He offered to host the Commission at his house.

Mr. Knight explained again about procedures. He stated if you get together, it must be in a public place such as the library or the ramada and be publicly noticed.

Mr. Blue stated such a meeting has previously occurred on private property. The public was invited, and no business was discussed. He would not want to go to a public place. He would prefer to go to a private property. Hough stated he hates the whole idea because this is business. Vice Chairman Scantlebury stated his vote is always independent. He feels that the Commission still needs to interact.

Chairman Faiella asked Mr. Knight if the Commission is allowed to meet outside of the traditional form.

Mr. Knight stated the meeting needs to be in a public place where the public can be present. It would not be proper to meet privately because of the appearance of secrecy. He feels team building in any setting valuable.

Commissioner Osses asked if a restaurant would work? We would pay our own way.

Mr. Knight suggested he send out an email to everyone and asked if the Commission would reply individually to him and express their interest or concerns.

Commissioner Tippett expressed his desire to speak about Commission business at any gathering and does not feel he could attend. Mr. Knight replied there is no reason we could not have a "work session" where the public could attend. Commissioner Scantlebury agreed. He would really like to get to know the rest of the Commission. He believes it would help him in his decision making.

Mr. Knight stated he will present two or three different options.

- Private residence
- Restaurant
- Town building
- Library

We need to think about the perception and the face we present to the public. Commissioner Hough objected to any get together because he felt it was important to be independent. Commissioner Foreman agreed with Commissioner Tippett, that perception is important. We need to meet formally so

the public can be present. Planning and Zoning is more like a business and we need to be careful we don't cross the line. Mr. Knight replied we should do some work sessions at the Town building with some snacks. We can do it as a public meeting.

Mr. Knight expressed his thanks at the Commission for moving forward on this issue.

Ms. Ratlief stated we can cancel the May 12 meeting.

9. Adjournment motion: **Motion to adjourn the meeting was made by Commissioner Blue made a motion to close the meeting.**

Second was made by Commissioner Foreman.

Commissioner Osses-aye

Commissioner Hough-aye

Commissioner Foreman-aye

Commissioner Tippet-aye

Commissioner Blue-aye

Vice Chairman Scantlebury-aye

Chairman Faiella-aye

Motion carried 7-0.

Chairman Faiella adjourned the meeting at 7:56 pm.

Chairman Drew Faiella

Community Development Director John Knight

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 5th day of May 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of May 2022.

Dana Donahue

Dana Donahue, Recording Secretary



Agenda Report Form – Section I

Meeting Date: Planning and Zoning Commission; Thursday, June 9th 2022

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

Requesting Department: Community Development

Staff Resource/Contact Person: John Knight, Director

Agenda Title: Public Hearing, Discussion and Possible Recommendation to Council to approve an application from Danny and Alicia Ely for a Zoning Map Change from C2 (Commercial: General sales and services) to C3 (Commercial: Heavy commercial) on approximately 4 acres. The purpose of the rezone is to relocate their existing family-owned business on property 403-22-019J, located off of Wilshire Boulevard, Camp Verde, Yavapai County, Arizona. **Staff Resource:** John Knight, Director

List Attached Documents:

- A. Letter of Intent, page 19
- B. Preliminary Site Plan, page 21
- C. Current Zoning of this and surrounding parcels, page 23
- D. GIS Data, page 25
- E. C2 Zoning Criteria (Current Zoning), page 27
- F. C3 Zoning Criteria (Proposed Zoning), page 31
- G. 2016 Town of Camp Verde General Plan, pages 35-39, 260 West Character Area, page 35
- H. Comment Letter, from Groseta Ranches, LLC, page 41
- I. Application with Affidavit of Neighborhood Meeting, page 43

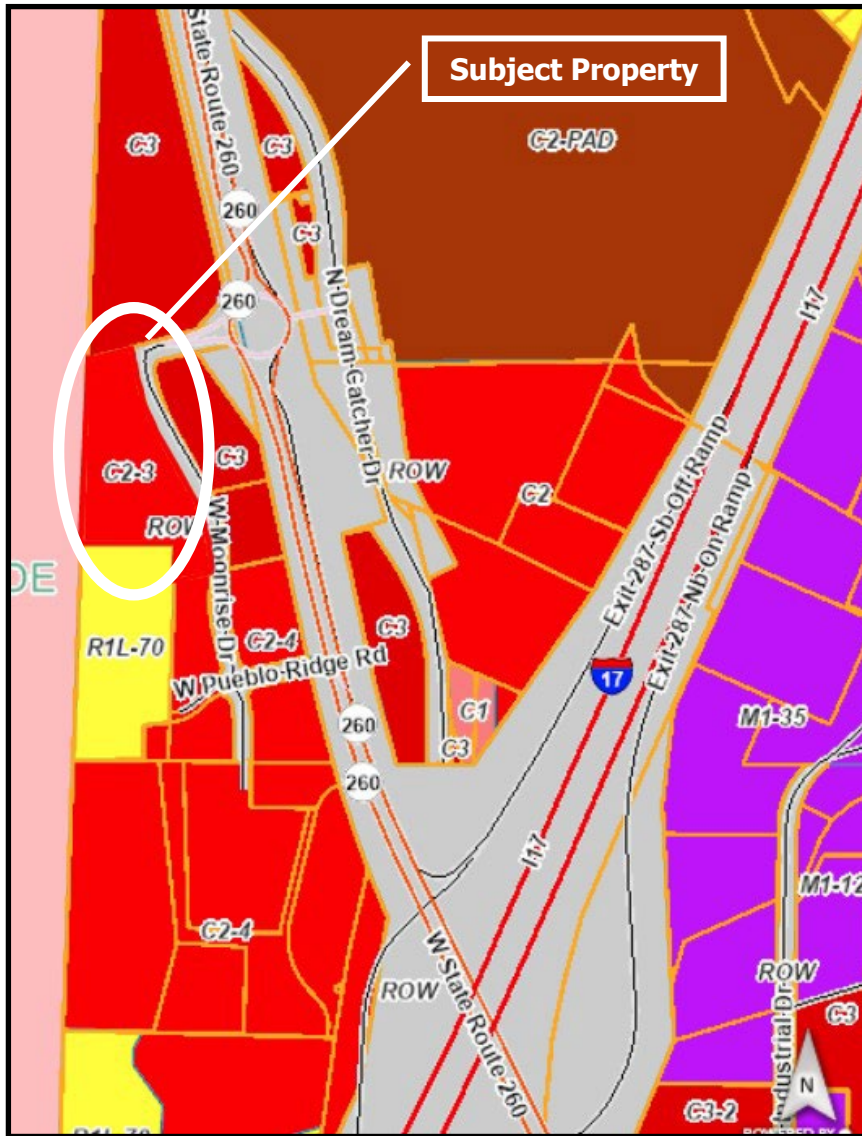
Estimated Presentation Time: 5 minutes

Estimated Discussion Time: 10 minutes

Reviews and comments Completed by: **Department Head:** John Knight

Property

Parcel: 403-22-019J
 Address: off of W. Wilshire Blvd and W. Moonrise Drive, not yet addressed
 Acres: 4.0
 Current Zoning: C2-3
 Owners: Dan and Alicia Ely
 Project #L 2022-0369



Application: The owners of 403-22-019J, Dan and Alicia Ely, have made application for a Zoning Map Change from C2-3 to C3. Local Camp Verde residents, the Ely's started Firebird Towing in the spring of 2013. Beginning with a single tow truck, they have grown their business from one truck to five (5) flatbed-roll-backs and one (1) recovery boom-truck. Their business serves the entire Verde Valley and I-17 corridor.

The Ely's have recently purchased this 4-acre parcel and propose moving their towing business, currently located off of Industrial Drive, to this new parcel located off of W. Wilshire

Bldv and W. Moonrise Drive (not yet addressed), Camp Verde.

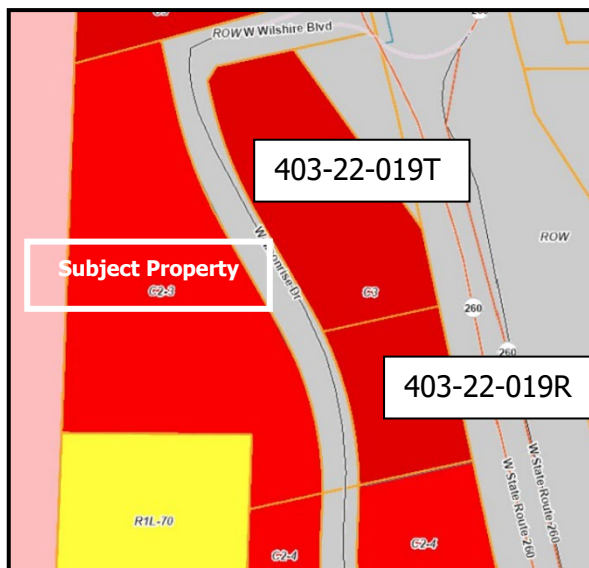
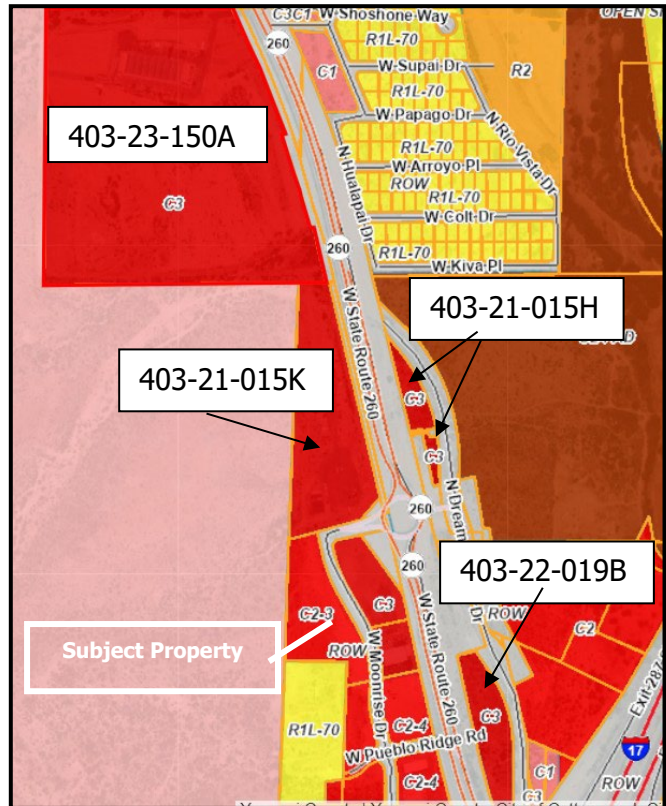
In addition to their towing business, they are actively seeking to partner with a café or coffee shop (such as Dutch Brothers or similar business) to co-locate on the northern portion of this parcel.

Background: This parcel is located approximately 1/3 of a mile northwest of the I-17/260 interchange in an area which has been actively growing with commercial developments. There have been at least two (2) prior Zoning Map Changes in this area where parcels have been rezoned from residential (R1 and R1L) to C3 as well as C2 to C3.

Below are the parcels which have been re-zoned to C3 in this same area for the purposes of commercial development:

The following four (4) parcels were re-zoned from R1 & R1L to C3 in 2004 (Ordinance 2004-A285):

- 403-21-015K, located immediately north of the subject parcel, currently vacant; and
- 403-23-150A, also located north of the subject parcel, currently a marijuana cultivation; and
- 403-21-015H, located across SR 260, north and east of the subject parcel, currently vacant; and
- 403-22-019B, located across SR 260, south and east of the subject parcel, currently vacant.



The following two (2) parcels were re-zoned from C2 to C3 in June of 2014 (Ordinance 2014-A396)

- 403-22-019T, located east of the subject parcel and across W. Moonrise Drive, currently vacant; and
- 403-22-019R, located east of the subject parcel and across W. Moonrise Drive, currently Vince’s Autobody.

2016 General Plan: The Zoning Map Change of this parcel from C2 to C3 fits specifically into the Town’s General Plan as it will promote and provide for commercial development of this parcel.

Located within the **260 West Character Area** this parcel is part of the **“2000 acres of commercial and industrial property on both sides of the highway”** and **“is perfectly situated for commercial, industrial and tourism growth.”** (page 35, 2016 General Plan) The foremost goal of this area is to “Promote regional commercial and employment opportunities” which this Zoning Map Change helps to achieve.

A. Goal: *Promote regional commercial and employment opportunities.*

Implementation Strategy:

- A. 1. *Encourage regional commercial and employment centers to support the region's needs.*
- A. 2. *Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.*
- A. 3. *Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.*
- A. 4. *Promote commercial and mixed-use development adjacent to State Route 260.*

Comments Received: One comment was received from a neighboring land owner. Mr. Andy Groseta of Groseta Ranches, LLC. His primary concern was for a “no-see” fence around the vehicle storage yard. The applicants have stated they intend to fence the storage yard. Additionally, an opaque fence is an existing zoning requirement for the outdoor storage of vehicles. Therefore, opaque fencing will be a development requirement for this business. Note that a screening fencing will be reviewed as part of the Development Standards Review process. See attached Exhibit H for Mr. Groseta’s letter.

Staff Comments: The Community Development staff recommend this Zoning Map Change as it is a positive move forward with the Town’s stated goal of commercial development of this area.

Legal-Procedural Requirements:

- ✓ Application received May 5th, 2022
- ✓ 300’ Radius Neighborhood Meeting notices mailed May 4th, 2022
- ✓ Property posted for Neighborhood Meeting May 4th, 2022
- ✓ Neighborhood Meeting held May 25th, 2022
- ✓ 300’ Radius Town Notice of Public Hearing mailed May 16th, 2022
- ✓ Property posted for Public Hearing, May 17th, 2022
- ✓ Publication of Notice of Public Hearing published, May 22nd, 2022

Recommended Action (Motion): Motion to recommend to the Mayor and Common Council approval of a Zoning Map Change from C2 (Commercial: General sales and services) to C3 (Commercial: Heavy commercial) on approximately 4 acres for parcel 403-22-019J, located off of W. Wilshire Blvd and Moonrise Drive, Camp Verde, Yavapai County, Arizona.

Firebird Towing

Physical: 573 Industrial Dr.
Camp Verde, AZ 86322
Phone: 928/451-5788
azfirebird@q.com



Mailing: 1060 W. Relo Lane
Camp Verde, AZ 86322
Fax: 928/567-7125
azfirebird2014@yahoo.com

May 4, 2022

To whom it may concern:

We are proposing a zoning change from C2 to C3 for parcel 403-22-019J which is off Hwy 260 at Willshire Blvd and Moonrise in Camp Verde, AZ.

The neighborhood meeting for this proposal will be held at 573 Industrial Dr. Camp Verde (Firebird Towing) on Wednesday, May 25, 2022, at 6:00pm.

In February of this year, we purchased the above property. The 4.26 acres are currently vacant and zoned for C2 Commercial, we are proposing to develop this property for the purpose of a towing company and impound lot (C3 Heavy Commercial).

The business will operate 24/7, 365 days per year. A 100' x 80' building will be constructed which will house our main office and shop for repairing our trucks. An impound lot of 100' x 150' will be fully fenced to hold vehicles that are towed and impounded.

We are hopeful we will be able to also bring in a coffee shop or small café to co-locate on the property with our towing business.

Feel free to submit written comments to me and/or attend the meeting in person to discuss this project.

Thank you,

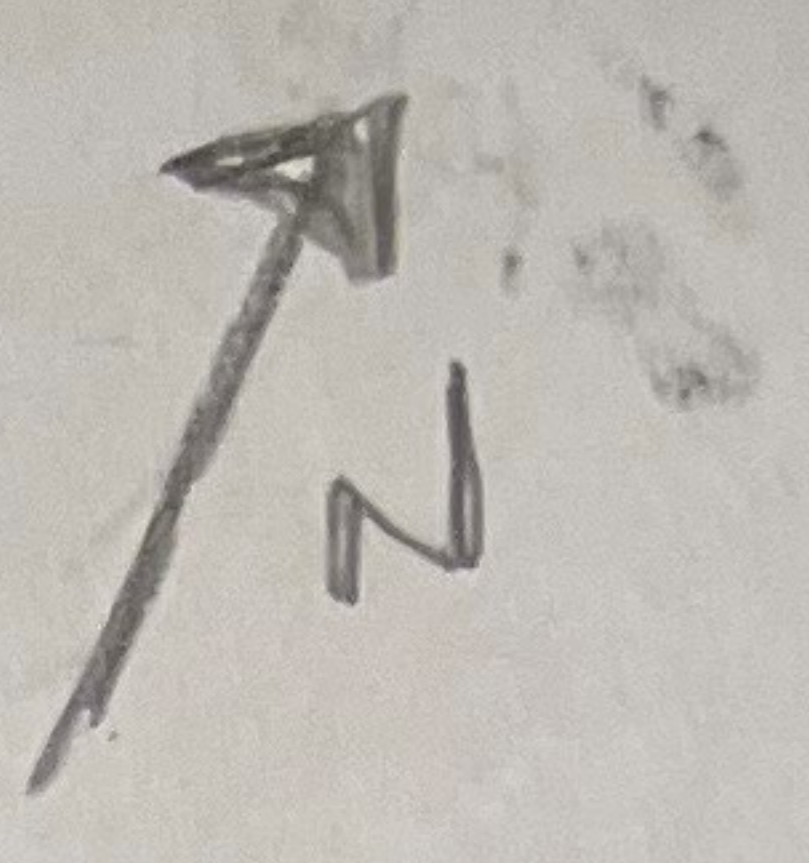
A handwritten signature in blue ink that reads "Alicia Ely". The signature is fluid and cursive.

Alicia Ely
Firebird Towing – Owner

RECEIVED

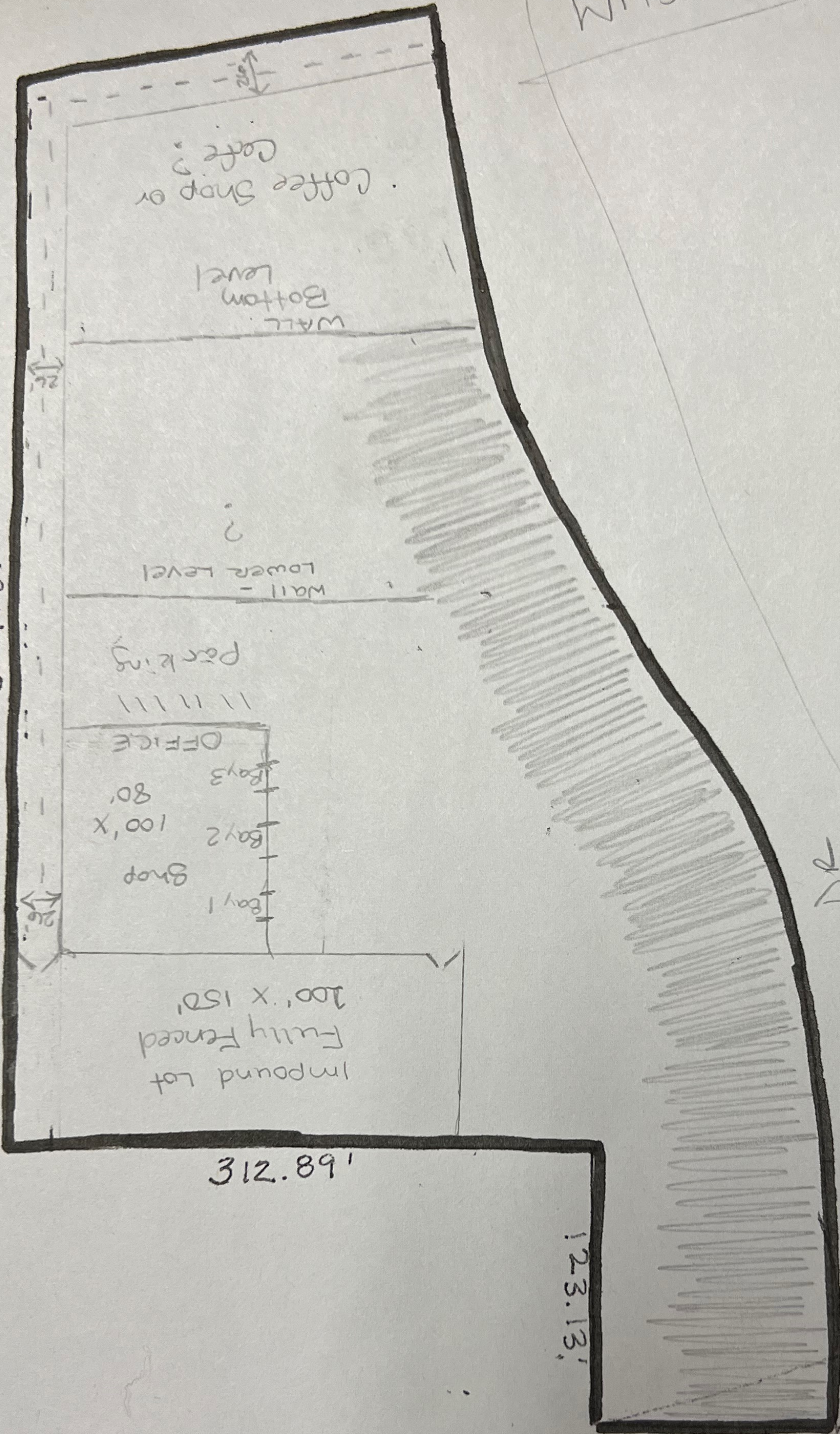
MAY 05 2022

Wilshire Blvd



Forest Service

187.81'



Impound Lot
100' x 150'

OFFICE
Bay 3
80'
Bay 2
100' x 80'
Bay 1
Shop

parking
||| ||| |||

Wall - Lower Level

Wall Bottom Level

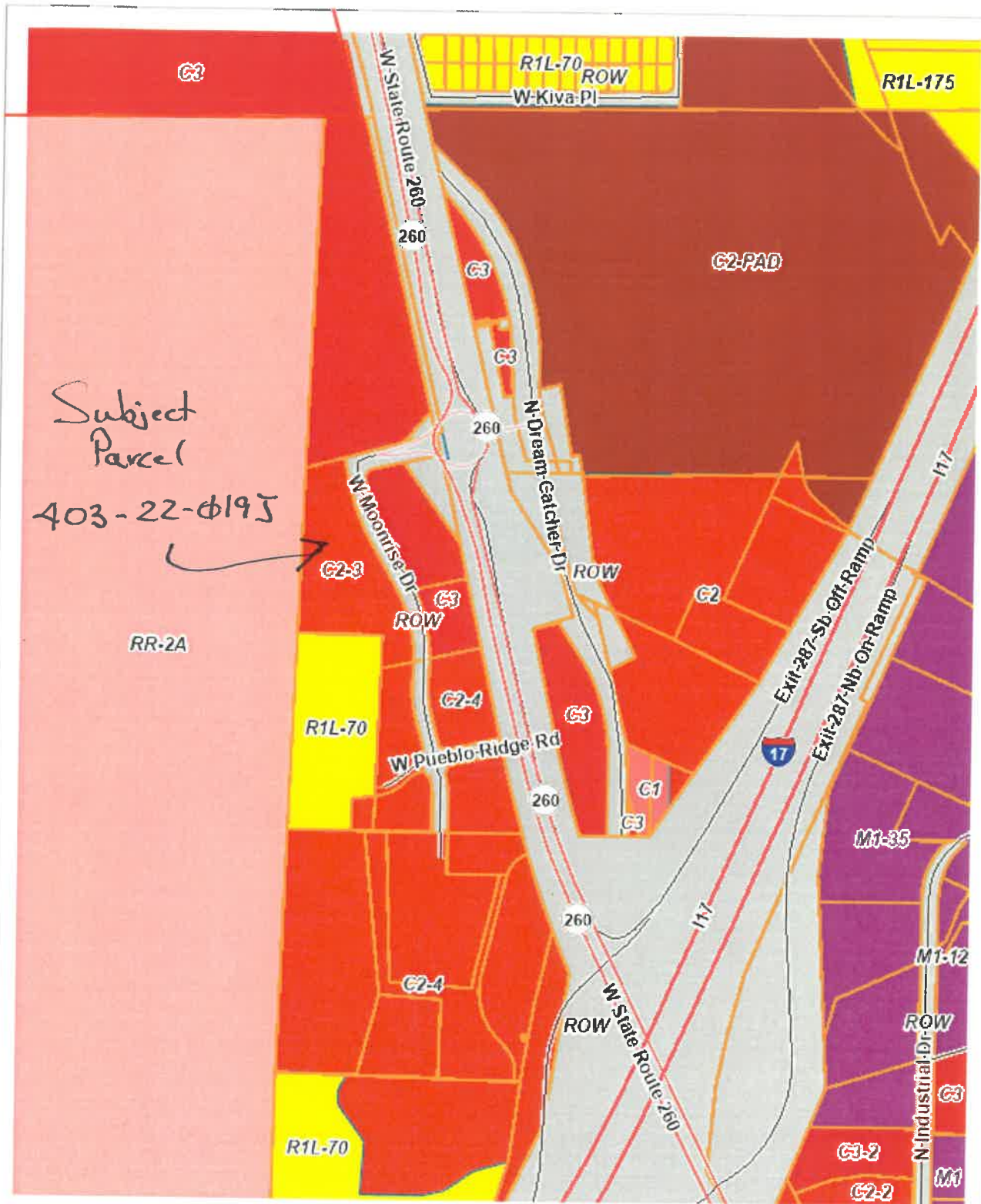
Coffee Shop or
Cafe?

312.89'

123.13'

123.06'

Moonrise Dr



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: 5.31.2022

Yavapai County Print Parcel



Parcel ID	Check Digit
403-22-019J	7
Owner	
Ely Danny D & Alicia A (Jt)	
Owner's Mailing Address	
1060 W Relo Ln Camp Verde, AZ 86322-7602	
Secondary Owner	
Recorded Date	
1/1/2022 12:00:00 AM	
Last Transfer Doc Docket	Last Transfer Doc Page
N/A	N/A
Physical Address	Incorporated Area
N/A	Town of Camp Verde

Assessor Acres	Subdivision	Subdivision Type
4	N/A	N/A
School District	Fire District	
Camp Verde Unified SD #28	Copper Canyon Fire And Medical	
Improvements (0)	Local Zoning	
No Improvements found.	Town Of Camp Verde C2-3 ROW	

Assessment
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2023	2022
Assessed Value(ALV)	\$300	\$300
Limited Value(LPV)	\$2,000	\$2,000
Full Cash(FCV)	\$2,000	\$2,000
Legal Class	Vacant or Other	Vacant or Other
Assessment Ratio	15%	15%
Usage Code	8800 ?	8800 ?

Taxes	2021 Taxes Billed
Tax Area Code	
2872	\$1,044

Recorded Documents & Sales (2)			
Date	Book/Page	Type	Cost
3/4/2022	2022-0013429	Warranty Deed	\$106,500
10/5/2021	2021-0071103	Special Warranty Deed	\$500,000

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. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

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

1. Purpose:

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

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)Automobile repair (light).Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bars, tap rooms and nightclubs.
- f. Bed and Breakfast
- g. Bowling alleys and poolrooms.
- h. Business offices, banks and similar; including drive-through.
- i. Commercial art galleries.
- j. Commercial bath and massage.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- o. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- p. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- t. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- u. Historical Landmarks.
- v. Home occupations (See Section 303).
- w. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans
- x. Hotels and motels with five or more guest rooms.
- y. Keeping of farm animals, limited (See Section 305).
- z. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).

- aa. Medical Marijuana Dispensaries (see Part 3 Section 304)
- bb. Miniature golf establishment.
- cc. Mortuary
- dd. Multiple dwelling units and apartment hotels
- ee. Nursery schools; day care centers (child or adult).
- ff. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- gg. Open land carnival and recreation facilities (religious & educational institutions).
- p. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- hh. Personal services.
- ii. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
- jj. Private clubs and lodges operated solely for the benefit of bona fide members.
- kk. Religious institutions (in permanent buildings).
- ll. Restaurants and cafes, including drive-through.
- mm. Retail sales.
- nn. Sales (retail and wholesale) and rentals.
- oo. Theaters, auditoriums, banquet and dance halls.
- pp. Veterinary services.
- qq. Water distillation and bottling for retail sales only.
- rr. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
 - 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
 - 3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

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

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

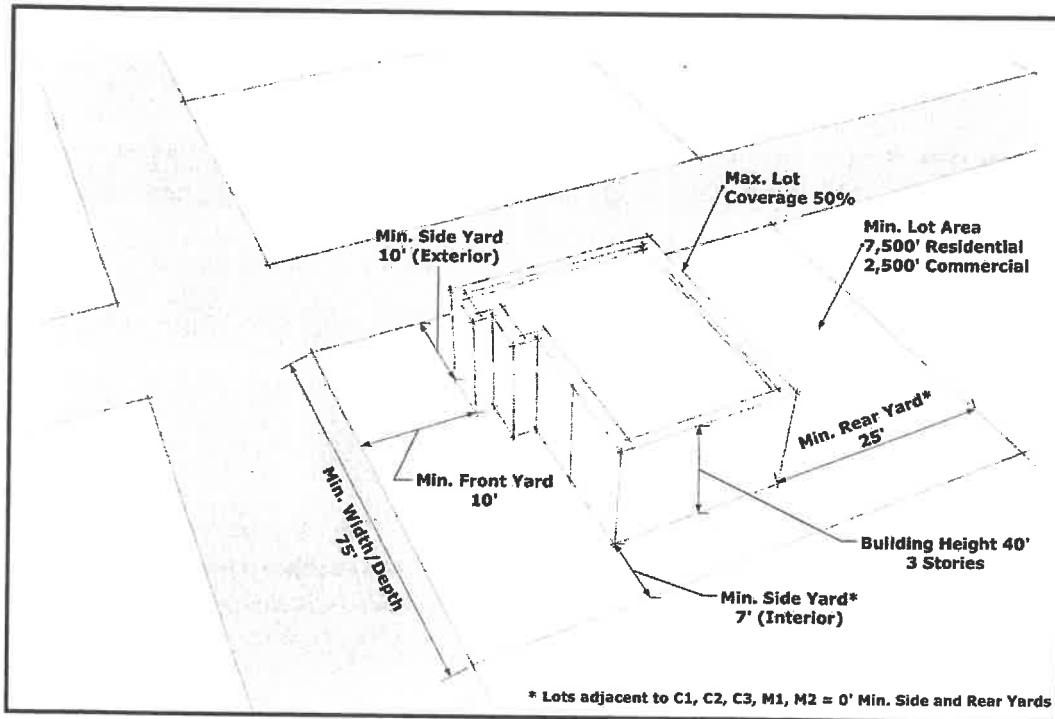
e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

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

Table 2-7: C2 Dimensional Standards

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

Figure 2-7: C2 Dimensional Standards



H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

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

2. Permitted Uses and Structures:

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

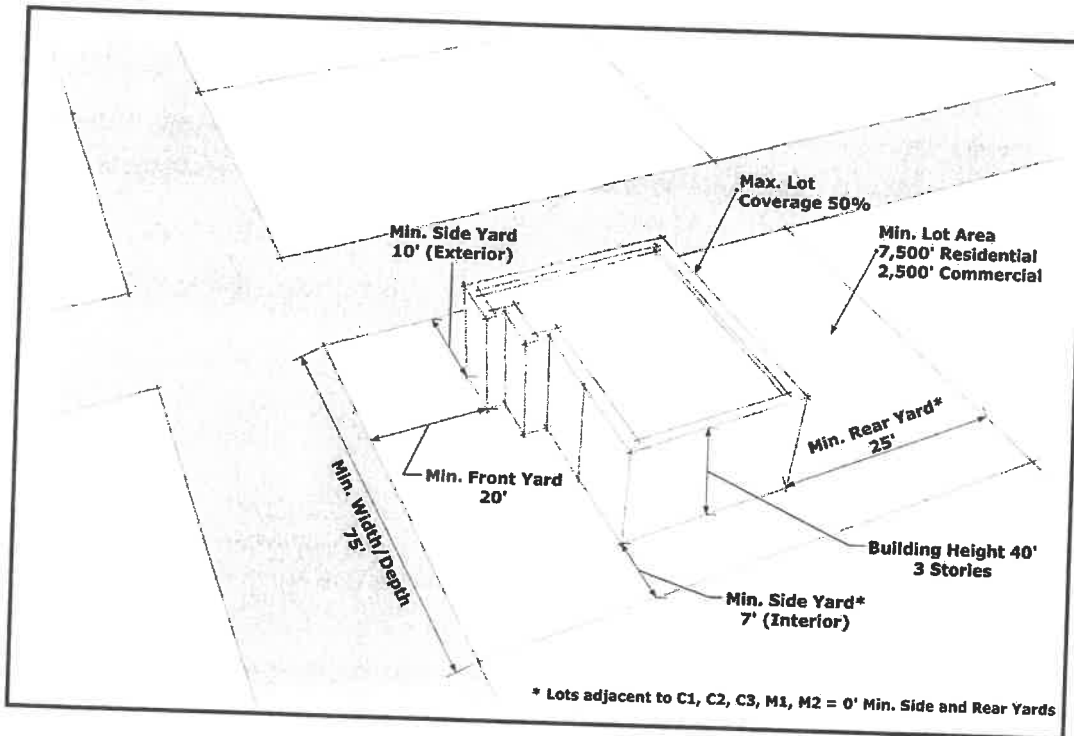
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more guest rooms.
- gg. Keeping of farm animals, limited (See Section 305).
- hh. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- ii. Lumber yards (prohibiting sawmill operations).
- jj. Med Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(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 interment (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



Introduction To The 260 West Character Area:

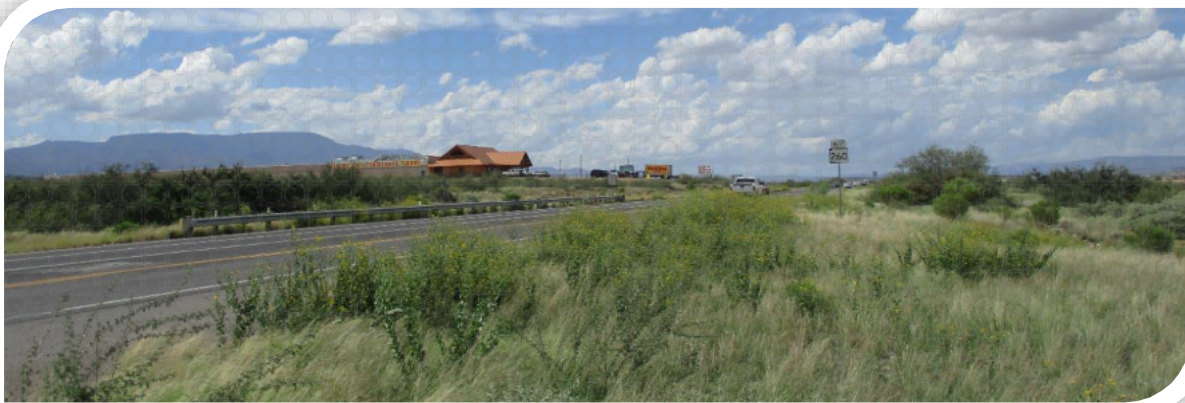
State Route 260 West of Interstate 17 is a modern divided highway providing access to approximately 2,000 acres of commercial and industrial property on both sides of the highway. This area, located next to one of the State of Arizona's main transportation corridors, is perfectly situated for commercial, industrial, and tourism growth.

The southwest side of State Route 260 currently provides many services. A busy travel center is conveniently located at the intersection of State Route 260 and Interstate 17. Further northwest is the Yavapai County Complex, which includes the County's Road Department and Justice Facility. The Justice Facility is comprised of a sheriff's office substation, county courts, and a jail complex. In addition to the Yavapai County Complex, a business park is located adjacent to the Justice Facility. Additionally, south of these facilities, a popular wildlife park draws visitors into Camp Verde from throughout the entire country.

On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community. The Yavapai-Apache Nation, which is the single largest employer within the Town of Camp Verde, continues to seek economic opportunities for their tribal members and the greater community as a whole in this area.

North of the Yavapai-Apache Nation, Old Highway 279 parallels State Route 260. Here one can find a myriad of heavy commercial and industrial businesses including those that sell concrete products, sand and gravel, fencing, landscaping materials, wineries, recycle locations, trucking, and other products and services. Easy access to major transportation corridors including State Route 260, Interstate 17, and State Route 89A supports these industrial business locations that supply materials and services throughout the entire Verde Valley and beyond.

The 260 West character area also provides recreational access to U.S. Forest Service/National Forest lands, with many scenic trails and roads leading to and crossing the Black Hills to the west. This includes Cherry Creek Road, which passes through the historic community of Cherry and connects to State Route 169 headed towards the communities of Dewey-Humboldt, Prescott Valley, and Prescott. Additional recreational opportunities also exist further west on State Route 260 at the Hayfield Draw OHV Area, which is administered by the U.S. Forest Service.



*260 Corridor Near The Intersection Of State Route 260 & Cherry Creek Road
Photo Courtesy Of The Town Of Camp Verde Community Development Department*

TABLE 3.5 – Land Use; 260 West Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 West character area is approximately 7.47 square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.</p> <p>The North and West boundary lines of the 260 West character area consist of the Town of Camp Verde’s boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 West character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries for approximately 2.57 miles.</p> <p>A significant portion 41.23 % of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for 22.49 % of the land in the 260 Corridor Character Area.</p> <p>The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Rio Verde Vista • Verde Valley Business Park • Yavapai-Apache Nation Middle Verde Tribal Community <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 <ul style="list-style-type: none"> - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> • Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road • Proposed Roundabout on State Route 260 and Park Verde Road • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • Proposed Roundabout on State Route 260 near Mile Post 215 • Proposed Roundabout on State Route 260 near Mile Post 214 • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive <p>Major Trails:</p> <ul style="list-style-type: none"> • Camp Tender/Grief Hill Trail Loop • Grief Hill Trailhead • Hayfield Draw Trailhead • Historical Sheep Trail • Proposed Multi-Use Path Along State Route 260 <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • Town Boundary on State Route 260 coming east from Cottonwood • West side of I-17 at the junction of State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> • Yavapai County Justice Facility • Yavapai County Roads Department <p>General:</p> <ul style="list-style-type: none"> • Gaddis Wash • Grief Hill Wash • Peach Tree Wash <p>Historic Sites:</p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Hayfield Draw OHV Recreation Area <p>Water Resources:</p> <ul style="list-style-type: none"> • Cherry Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> • Historic Sites: - Cloverleaf Ranch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 West Character Area:

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

- A. 1. Encourage regional commercial and employment centers to support the region's needs.
- A. 2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
- A. 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
- A. 4. Promote commercial and mixed use development adjacent to State Route 260.

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

- B. 1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.

C. Goal: Support improvements in alternate means of transportation and amenities.

Implementation Strategy:

- C. 1. Encourage development to provide for enhanced connectivity and mobility including encouraging new and extended bike routes, trails, and pedestrian pathways.
- C. 2. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
- C. 3. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.

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

Implementation Strategy:

- D. 1. Encourage the preservation of dedicated open space areas in their natural state.
- D. 2. Preserve scenic view sheds.
- D. 3. In the event of the development of new construction, encourage site built housing and maintain setbacks and height guidelines.
- D. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- D. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

E. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.¹

Implementation Strategy:

- E. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- E. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- E. 3. Encourage recreation that is compatible with the natural and cultural environment.

F. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- F. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- F. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

G. Goal: Create inviting gateway entrances.

Implementation Strategy:

- G. 1. Utilize sources and signage to welcome, direct, inform & promote Camp Verde's unique character and its environments.
- G. 2. Promote improvements for safe and efficient traffic flow.
- G. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

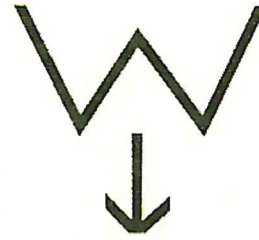
Gateway Entrance Points:

- Town Boundary on State Route 260 coming East from Cottonwood.
- West side of Interstate 17 at the junction of State Route 260.

¹ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

GROSETA RANCHES LLC

**P.O. Box 1619
Cottonwood, Arizona 86326
(928) 634-7872 (Ranch)
(928) 634-4333 (Office)
(928) 634-2113 (Fax)
E-mail: andy@wdartranch.com**



VIA email: bj.ratlief@campverde.az.gov
john.knight@campverde.az.gov

May 19, 2022

John Knight, Director
Town of Camp Verde Community Development
Town of Camp Verde
473 S. Main Street, Suite 108
Camp Verde, AZ 86322

RE: Rezone from C2 to C3 APN 403-22-019J

Dear Mr. Knight and P/Z Commission:

We are writing this letter in response to a letter (dated May 4, 2022) we received from Alicia Ely owner of Firebird Towing regarding a zoning change request on APN 403-22-019J from C2 to C3. Also, today we just received a letter from you regarding the zoning change request.

We own an adjoining property (Water Gap Enterprises LLC) to the north of Wilshire Blvd. This parcel is located on a hilltop overlooking our property and Highway 260/Wilshire Blvd. roundabout. We request that if the zoning request is approved that it would be subject to the applicant building a 10'-12' high wall and/or a no-see through fence to shield the impound lot from the viewshed of the adjoining properties. This area is a prime area for commercial/retail development and we don't want to diminish those opportunities for future development.

We want to thank the owner/applicant for contacting us regarding their request and the neighborhood meeting to be held on May 25, 2022. If the P/Z Commission and/or applicants have any questions, please contact me.

Sincerely,

Andy Groseta

cc: Alicia Ely – Firebird Towing email: azfirebird2014@yahoo.com



W Dart Ranch
Cottonwood

Page 41 of 54 06/02/2022.bjr





Land Use

Fee:
\$1854.00

Application Form

1. Application is made for:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Conceptual Plan Review | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> PAD Final Site Plan Review | <input type="checkbox"/> Variance | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Street Abandonment | <input type="checkbox"/> Minor Land Division | <input type="checkbox"/> Wireless Tower |
| <input type="checkbox"/> Administrative Review | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Zoning Verification |
| <input type="checkbox"/> Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: Firebird Towing

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

Owner Name: Danny & Alicia Ely Applicant Name: _____
 Address: 1060 W Belo Ln Address: _____
 City: Camp Verde State: AZ Zip: 86322 City: _____ State: _____ Zip: _____
 Phone: 928-451-5788 Phone: _____
 E-mail: azfirebird@g.com E-Mail: _____

4. Property Description: Parcel Number 403-22-019J Acres: 4.26

Address or Location: Hwy 260 (Moonrise & Willshire)
 Existing Zoning: C2 Existing Use: Barc Lot
 Proposed Zoning: C3 Proposed Use: Towing Company

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

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. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: Alicia A Ely Date: 5.3.22

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: Alicia A Ely Date: 5.3.22

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MAY 05 2022

Firebird Towing

Physical: 573 Industrial Dr.
Camp Verde, AZ 86322
Phone: 928/451-5788
azfirebird@q.com



Mailing: 1060 W. Relo Lane
Camp Verde, AZ 86322
Fax: 928/567-7125
azfirebird2014@yahoo.com

May 4, 2022

To whom it may concern:

We are proposing a zoning change from C2 to C3 for parcel 403-22-019J which is off Hwy 260 at Willshire Blvd and Moonrise in Camp Verde, AZ.

The neighborhood meeting for this proposal will be held at 573 Industrial Dr. Camp Verde (Firebird Towing) on Wednesday, May 25, 2022, at 6:00pm.

In February of this year, we purchased the above property. The 4.26 acres are currently vacant and zoned for C2 Commercial, we are proposing to develop this property for the purpose of a towing company and impound lot (C3 Heavy Commercial).

The business will operate 24/7, 365 days per year. A 100' x 80' building will be constructed which will house our main office and shop for repairing our trucks. An impound lot of 100' x 150' will be fully fenced to hold vehicles that are towed and impounded.

We are hopeful we will be able to also bring in a coffee shop or small café to co-locate on the property with our towing business.

Feel free to submit written comments to me and/or attend the meeting in person to discuss this project.

Thank you,



Alicia Ely
Firebird Towing – Owner

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Exhibit A

A tract of ground lying in the Southwest quarter of Section 24; and the Northwest quarter of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at the Northwest corner of said Section 25;

Thence North 75 degrees 14 minutes 04 seconds East (basis of bearings - description recorded in Book 1597 of Official Records, Pages 932-933 hereafter referred to as "record"), a distance of 501.80 feet to a point on the Westerly right-of-way line of State Route 260;

Thence South 12 degrees 13 minutes 55 seconds East (record South 12 degrees 17 minutes 12 seconds East) along said right-of-way line, a distance of 800.00 feet;

Thence South 77 degrees 46 minutes 05 seconds West, a distance of 376.52 feet to a point on the East line of a parcel described in a document recorded in Book 1647 of Official Records, Page 544;

Thence North 02 degrees 00 minutes 57 seconds East (record North 01 degrees 59 minutes 41 seconds East), a distance of 123.13 feet to the Northeast corner of the last referenced parcel;

Thence North 89 degrees 23 minutes 07 seconds West, a distance of 312.89 feet (record North 89 degrees 25 minutes 28 seconds West, a distance of 313.10 feet) to a point on the West line of said Section 25;

Thence North 02 degrees 03 minutes 16 seconds East, a distance of 607.70 feet (record North 01 degrees 59 minutes 41 seconds East, a distance of 607.81 feet) to the TRUE POINT OF BEGINNING;

EXCEPTING therefrom that portion conveyed to the State of Arizona, by and through its Department of Transportation by Special Warranty Deed recorded February 7, 2003 in Book 4000 of Official Records, Page 615, being more particularly described as follows:

That portion of the Southwest quarter of the Southwest quarter of Section 24; and the Northwest quarter of the Northwest quarter of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Commencing at a Bureau of Land Management (BLM) brass cap marking the Southwest corner of said Section 24, which bears North 89 degrees 52 minutes 54 seconds West 2650.62 feet from a 5/8 inch rebar marking the South quarter corner of said Section 24;

Thence along the South line of said Section 24, South 89 degrees 52 minutes 54 seconds East, a distance of 151.53 feet to the TRUE POINT OF BEGINNING;

Thence North 12 degrees 22 minutes 25 seconds West, a distance of 39.34 feet;

Thence North 75 degrees 05 minutes 02 seconds East, a distance of 353.76 feet to the existing Southwesterly right-of-way line of State Route 260 (Cottonwood - Camp Verde - Mogollon Rim Highway);

Thence along said existing Southwesterly right-of-way line, South 12 degrees 23 minutes 09 seconds East, a distance of 77.00 feet;

Thence South 77 degrees 37 minutes 36 seconds West, a distance of 140.41 feet to a point hereinafter referred to as Point "A";

Thence continuing South 77 degrees 37 minutes 36 seconds West, a distance of 133.02 feet;

Thence South 32 degrees 37 minutes 36 seconds West, a distance of 28.28 feet;

Thence South 12 degrees 22 minutes 25 seconds East, a distance of 22.97 feet;

Thence along a curve to the left, having a radius of 686.20 feet, a length of 208.69 feet;

Thence South 29 degrees 47 minutes 56 seconds East, a distance of 182.41 feet;

Thence along a curve to the right, having a radius of 602.96 feet, a length of 304.43 feet;

Thence South 77 degrees 36 minutes 43 seconds West, a distance of 61.37 feet;

Thence from a local tangent bearing of North 00 degrees 25 minutes 21 seconds East, along a curve to the left, having a radius of 542.96 feet, a length of 286.39 feet;

Thence North 29 degrees 47 minutes 56 seconds West, a distance of 182.41 feet;

Thence along a curve to the right, having a radius of 746.20 feet, a length of 226.94 feet;

Thence North 12 degrees 22 minutes 25 seconds West, a distance of 64.94 feet to the TRUE POINT OF BEGINNING; and

EXCEPTING therefrom that portion conveyed to James O. Bachler and Dawn M. Bachler, Trustees of the 2006 Bachler Family Trust, dated May 22, 2007 by Special Warranty Deed recorded October 1, 2014 in Recording No. 2014-0044947 of Official Records, being more particularly described as follows:

The following is a description of a parcel of land located within the Northwest quarter of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, said parcel being more particularly described as follows:

Beginning for a reference at the found BLM brass cap marking the Northwest corner of said Section 25, from which a found 5/8 inch smooth iron pin marking the West quarter corner of said Section 25 bears South 01 degrees 56 minutes 49 seconds West, (basis of bearing for this description) at a distance of 2653.86 feet;

Thence North 83 degrees 52 minutes 53 seconds East, a distance of 504.33 feet to the Westerly right-of-way line of Highway 260 and a found ADOT aluminum cap set in concrete;

Thence South 12 degrees 22 minutes 06 seconds East, a distance of 463.36 feet along the Westerly right-of-way line of said Highway 260, to a set plastic cap atop a 1/2 inch rebar stamped LS. 26925, and the TRUE POINT OF BEGINNING;

Thence South 12 degrees 22 minutes 06 seconds East, a distance of 259.50 feet along the Westerly right-of-way line of said Highway 260, to a found ADOT aluminum cap set in concrete;

Thence South 77 degrees 36 minutes 36 seconds West, a distance of 191.89 feet to the Easterly right-of-way line of North Moonrise Drive, and a found ADOT aluminum cap set in concrete, marking the

beginning of a curve to the left, concave to the West, from which the radius point of said curve bears South 89 degrees 07 minutes 45 seconds West, at a distance of 602.89 feet;

Thence along said curve to the left, and along the Easterly right-of-way line of North Moonrise Drive, through a central angle of 24 degrees 51 minutes 33 seconds, an arc distance of 261.58 feet to a set plastic cap atop a 1/2 inch rebar stamped LS. 26925 (said curve also having a chord bearing of North 13 degrees 18 minutes 02 seconds West, and a chord distance of 259.53 feet);

Thence North 77 degrees 36 minutes 36 seconds East, a distance of 196.11 feet to the TRUE POINT OF BEGINNING; and

EXCEPTING therefrom that portion conveyed to State of Arizona, Department of Transportation by Special Warranty Deed recorded March 25, 2016 in Recording No. 2016-0013788 of Official Records.



Town of Camp Verde

Community Development

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322

◆ Telephone: 928.554.0050 ◆ www.campverde.az.gov ◆

PERMISSION TO ENTER PROPERTY

APPLICATION #: _____ PARCEL NO: 403-22-019J

PROPERTY ADDRESS: Hwy 260 (Moonrise & Willshire)

PROPERTY OWNER'S NAME: Danny D & Alicia A Ely

ADDRESS: 1060 W Belo Ln Camp Verde, AZ 86322

PHONE NO.: 928-451-5788 or 928-451-5787

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of Camp Verde Town Codes or Ordinances. Such investigation may be made to determine whether or not any portion of such property, building, grading or other structure is being placed, erected, maintained, constructed, or used, in violation of the Codes or Ordinances of the Town of Camp Verde or any other agencies that they have agreements with that pertain to the building, grading, placement of structures, or use associated with the property. Such entry shall be within 90 days of the date of my signature or within the active limitations of any permits issued to me by the Town of Camp Verde for land use, building, grading, erecting, maintaining or constructing. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is **OPTIONAL** and **VOLUNTARILY GIVEN** and may be withdrawn or revoked (either in writing or orally) at any time.

Alicia A Ely _____ 5.3.22
Property Owner or Designated Agent Date

(Must have signed Designation of Agent from Property Owner on file)

RECEIVED

MAY 05 2022

When Recorded Return To:
Town of Camp Verde
473 S. Main St
Camp Verde, Arizona 86322

**AGREEMENT
TO WAIVE CLAIM FOR DIMINUTION IN VALUE
REGARDING ACTION
PROPOSED BY TOWN OR REQUESTED BY PROPERTY OWNER**

This Agreement to Waive Claim for Diminution in Value Regarding Action Proposed by Town or Requested by Property Owner ("Agreement") made as of this 4th day of May, 2022, by and between the Town of Camp Verde, a municipal corporation of Arizona ("Town") and:

Danny & Alicia Ely ("Owner(s)");

WITNESSETH:

WHEREAS, on December 4, 2006, the Governor of Arizona signed into law the Private Property Rights Protection Act (Proposition 207) approved by the voters on November 7, 2006; and

WHEREAS, Proposition 207 added a new Article 2.1 to Chapter 8, Title 12 of the Arizona Revised Statutes (comprising §§12-1131 through 12-1138) dealing with eminent domain and regulatory takings; and

WHEREAS, ARS §12-1134 permits an owner of private real property to seek just compensation from the state or a political subdivision thereof that enacts or applies a land use law which (subject to certain exceptions) reduces existing rights to use, divide, sell or possess said property and thereby reduces the fair market value of the property; and

WHEREAS, "land use law" includes any statute, rule, ordinance, resolution, or law enacted by the state or political subdivision that regulates the use or division of land or any interest in land; and

WHEREAS, ARS §12-1134(I) recognizes that the state or political subdivisions may reach agreements with private property owners to waive claims for diminution in value resulting from land use law actions proposed by the state or political subdivision or requested by the property owners; and

WHEREAS, the Town (through its Common Council) has, on the date first-above written, duly considered and approved this Agreement with the Owner(s) to waive any claims said Owner(s) may have for diminution in value that may result, now or in the future, from the land use law action(s) proposed by the Town or requested by the Owner(s) as more fully set forth herein;

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein (and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged), the parties hereto agree as follows:

SECTION ONE. This Agreement applies to that private real property described in **Exhibit "A"** attached hereto and expressly made a part hereof ("Property") and the recitals set forth above are true and correct and are incorporated herein by reference. Owner has independently determined and believes that the application of the Town's land use laws to the Property will not reduce the fair market value of the Property.

SECTION TWO. The land use law action(s) proposed by the Town or requested by the Owner(s) to which this Agreement applies have been designated as follows by the Town's Community Development Department:

Town Application Number

and, are based on certain application(s), copies of which ("Applications") are shown as **Exhibit "B"** attached hereto and expressly made a part hereof ("Action(s)").

SECTION THREE. By signing this Agreement, the Owner(s) expressly agree(s) and acknowledge(s) that the Owner(s) hereby waive(s) any right to claim diminution in value or claim just compensation for diminution in value of the Property under ARS §12-1134, now or in the future, in relation to the Action(s). This includes (but is expressly not limited to) agreement and consent by the Owner(s) to all conditions that may ultimately be imposed as part of the Action(s).

SECTION FOUR. It is expressly understood by the parties that this Agreement does not add to, detract from, or otherwise modify any discretion, right, power, authority, obligation, or duty of the Town under applicable law with respect to any legislative, administrative, or quasi-judicial action(s).

SECTION FIVE. This Agreement (including any exhibits attached hereto and any addendum) constitutes the entire understanding and agreement of the Owner(s) and the Town and shall supersede all prior agreements or understandings between the Owner(s) and Town regarding the Property. This Agreement may not be modified or amended except by written agreement of the Owner(s) and the Town.

SECTION SIX. This Agreement is made and entered into in Yavapai County, Arizona, and will be construed and interpreted under the laws of the State of Arizona.

SECTION SEVEN. The parties agree that this Agreement may be filed in the Official Records of the County Recorder's Office, Yavapai County, Arizona.

SECTION EIGHT. This Agreement runs with the land and is binding upon all present and future owners of the Property.

SECTION NINE. This Agreement is subject to the cancellation provisions of ARS §38-511.

SECTION TEN. The Owner(s) warrant(s) and represent(s) that the Owner(s) is/are the owner(s) of fee title to the Property, and that no other person(s) has/have any ownership interest(s) in the Property. The person(s) who sign(s) on behalf of the Owner(s) personally warrant(s) and guarantee(s) to the Town that he/she/they have the legal authority to bind the Owner(s) to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their authorized representatives the day and year first-above written.

TOWN OF CAMP VERDE, a municipal corporation of Arizona, (Town)

Dee Jenkins, Mayor

ATTEST:

Cindy Pemberton, Town Clerk

APPROVED AS TO FORM:

William Sims, Town Attorney

Affidavit

I, Alicia Ely, owner/agent of parcel 403.22.019J have notified the neighbors within 300' of above property, by sending letters on 5.4.22 to notify them of the neighborhood meeting that I conducted on the 25th day of May 20 22.

I posted my property with meeting the date, time, and place, on the 9th day of May 20 22, and taken a photograph of such posting.

I, Alicia Ely, owner/agent of parcel 403.22.019J 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: Andy Groseta was the only one who attended besides Firebird Towing. He said his only concern was the Impound Lot but he said it looks as if it'd be out of view so he was OK with our plans.

If Summary statement is too long, attach a copy.

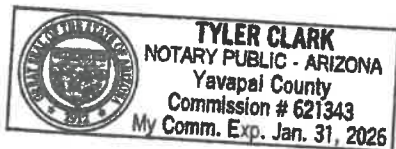
State of Arizona}

County of Yavapai}

Alicia Ely
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 31st day of MAY 20 22.



Tyler Clark
Signature of Notary

Neighborhood Meeting

Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
Dan & Alicia Ely	1060 W. Relo Ln Camp Verde	azfirebird@g.com phatmama92@g.com
Amanda May	1075 W. Relo Ln Camp Verde	Moo-moo98@Q.com
Andy Grasetz	P.O. Box 1619 Cottonwood, AZ 86226	andy@wdntrich.com