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**AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, MARCH 23, 2023 at 6:00 P.M.**

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/84620757891?pwd=ZXhseWVXUWYxc3pXRnZEWjA3dDZHZz09>

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

Meeting ID: 846 2075 7891

Passcode: 766870

1. **Call to Order**
2. **Roll Call.** Member Greg Blue, Member Robert Foreman, Member Mike Hough, Member Ingrid Osses, Member William Tippet, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.
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:**

November 3, 2022, Special Session
December 1, 2022, Regular Session
January 19, 2023, Regular Session
February 9, 2023, Work Session
 - b. **Set Next Meeting, Date and Time:**

April 13, 2023, at 6:00 pm Regular Session
April 26, 2023, at 5:30 pm Joint Session with Town Council
April 27, 2023, at 6:00 pm Regular Session - Canceled
May 11, 2023, at 6:00 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. **Decision Item:** Discussion, Consideration and Possible Recommendation of Site Plan Approval to the Mayor and Council for Partial Development of Verde Commercial property zoned C2-PAD (Commercial: General Sales and Service - Planned Area Development). Site plan includes a 12,800 square foot UPS Logistics Center on Parcel 403-22-035P, Camp Verde, Yavapai County, Arizona.

Staff Resource: Cory Mulcaire

7. **Decision Item:** Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council for approval of Final Site Plans for two (2) development sites located within High View at Boulder Creek Planned Area Development (PAD), zoned C3-PAD (Commercial: heavy commercial – Planned Area Development) and C2-PAD (Commercial: General Sales and Service – Planned Area Development), specifically Site Plans for Zane Grey at High View RV Park located on parcel 403-15-003V, Zane Grey at High View Multi-Family and Commercial on parcel 403-15-003U, Camp Verde, Yavapai County, Arizona.

Staff Resource: Cory Mulcaire

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.

9. **Staff Comments**

10. **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 March 16, 2023 (date) at 10:00 AM (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

(signed) Cory L. Mulcaire, Cory Mulcaire, Planner (print name and title)

FINAL MINUTES
SPECIALSESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, NOVEMBER 3, 2022
6:30 PM

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

1. Call to Order

Chairman Faiella called the meeting to order at 6:34 p.m.

2. Roll Call

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioners Greg Blue, William Tippett, Michael Hough, Ingrid Osses were present. Robert Foreman is absent.

Also Present

Community Development Director John Knight, Town Planner BJ Ratlief, Planner Cory Mulcaire and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Hough 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. Approval of Minutes: September 22, 2022 Executive Session (recorded and on file in clerk's office)

B. Set Meeting Dates: November 10, 2022, at 6:30pm – (Special Session) Canceled
December 1, 2022, at 6:30pm – (Regular Session)
December 8, 2022, at 6:30pm – (Special Session)

Commissioner Hough would like to remove the approval of minutes because they were not included in the packet for Commissioners to approve. Community Development Director John Knight explained the Executive Session minutes included in the packet is how they are presented to the public. Commissioners can listen to the meeting in the Clerk's Office. The only people who can listen to the Executive Session are people who were present in the Executive Session. The Executive Session "Minutes" are informational only. Minutes of the Regular Session will be available at the next Meeting. **Motion** was made by Commissioner Hough to accept the consent agenda, Part B only. Second was made by Vice Chairman Scantlebury.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippett: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: absent

Motion passed unanimously 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.

Steve Backus stated these agenda items scheduled tonight is lack of consideration with this week's events going on. A Special Commission of Citizens should be created.

6. High View Site Plan Review: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving via Draft Resolution 2022-1097, three (3) final site plans for High View at Boulder Creek PAD (Planned Area Development). Each parcel is zoned C3-PAD (Commercial: Heavy Commercial – Planned Area Development). Site plans include Zane Grey Mini Storage on parcel 403-15- 009B, Zane Grey RV and Boat Storage on parcel 403-15-009A, and Dead Horse RV Repair and Sales on parcel 403-15-009C.

Town Planner Cory Mulcaire is presenting the final site plan that is being recommended for approval for the PAD at High View at Boulder Creek. This was presented in 2019, revised in 2021 and is required by ordinance to come before the Commission for Final Site Plan approval because it was done on conceptional basis. She stated the applicant has followed all processes. It does meet the C3 Zoning criteria. This PAD is under an active Mining Use Permit that is in the reclamation process. There was one development that was released by a prior Community Director Lee for RV storage, the rest of these developments, building and grading permits will not be released until each site has met the conditions of the 2022 reclamation plan. Staff recommends approval of the site plans.

Commissioner Blue asked if the building is under construction, how did that get permitted? Ms. Mulcaire stated that is the RV Storage Office that was permitted under prior Community Director Lee.

Community Director John Knight stated the Commission should have seen that site plan; it was done incorrectly. We are now essentially fixing the error of the previous Director.

Motion was made by Commissioner Tippet to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving via Draft Resolution 2022-1097, three (3) final site plans for High View at Boulder Creek PAD (Planned Area Development). Each parcel is zoned C3-PAD (Commercial: Heavy Commercial – Planned Area Development). Site plans include Zane Grey Mini Storage located on parcel 403-15-009B, Zane Grey RV and Boat Storage on parcel 403-15-009A, and Dead Horse RV Repair and Sales on parcel 403-15-009C. Second was made Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippet: aye

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Commissioner Robert Foreman: absent

Motion passed unanimously 6-0.

7. **Public Hearing – Right to Farm Ordinance: Discussion, consideration, and possible recommendation to the Mayor and Common Council for the Town of Camp Verde, Yavapai County, Arizona, to approve a Draft Right-To-Farm Ordinance 2022-A471 which will become section 313 – Right-To-Farm, of Part Three. General Regulations/Provisions of the Planning and Zoning Ordinance.**

Chairman Faiella wanted to remind the public that this item has nothing to do with animal counts or Arena Del Loma. Arena Del Loma will be heard by Town Council November 9, 2022 at 5:30pm. He urges everybody or anyone who is going to speak tonight about Arena Del Loma, to sit down because this is not part of this agenda item.

Staff Comments

Town Planner BJ Ratlief stated this Right to Farm Ordinance got started last October when we got a new Community Development Director. They were asked to move forward with some of the ordinances. She added this is not Arena Del Loma, Arena Del Loma is a specific property that has to do with a rezone application, anything done on that property will be only applicable to that property.

The Right to Farm Ordinance is actually for the entire Town. The purpose behind this ordinance, is to address the confusion on agriculture between the town and the county. We would like to clarify what the Right to Farm is and what the privileges are within the Town. We would also like to put ordinances in one location. Currently all farming is a permitted use in all of our zoning districts, with the exception of two. It is permitted in every other use district. There are pieces of it scattered throughout the ordinance. We would like to put it in one ordinance and put it in one location. In the county, you can get agricultural status, with a tax exemption. It is only for properties 5 acres and above and it does have an annual recertification process. But if you live in the unincorporated areas of the County there are some exemptions and privileges that don't apply within a municipality. There are some misconceptions between county and municipality. Zoning ordinances still apply in a municipality; the animal count does apply. This is a clarification of the process. They also want to support and encourage Camp Verde agriculture, it is part of the heritage, they want to preserve it today and into the future.

Chairman Faiella asked if we are adding anything into the Arizona Revised Statutes? What is the difference in what we're proposing and what already exists in state law? Ms. Ratlief said there isn't a dramatic difference. This is in accordance with state law, and we want to bring this in to our local ordinances. The only major difference is that Arizona State law has clause that the farm or ranch has to exist for one year prior to someone else moves in that wants to file a nuisance complaint. It has to do with a Civil Nuisance Complaint that someone may want to bring against another farm or ranch. We did not bring that piece into the ordinance.

Chairman Faiella asked about **Section D. Agricultural Operations, e.** It states: "*No agricultural operations, consistent with good agricultural practices, will be considered a nuisance.*" Who determines this and what is standards? Ms. Ratlief said there are not very well-set standards for that. The Town doesn't have set standards. We do have a definition but we deal with it on a case-by-case basis. We try to work with folks on the educational side first.

Chairman Faiella said the list of activities that are listed next, if all of the activities that are listed are ok, can someone file a complaint? Ms. Ratlief said yes, but we would also be looking at, is it normal to good agricultural practices. It would be part of the criteria that we look at. It does not prohibit people from filing a nuisance complaint. Each one would be looked at on a case-by-case basis. The list is a normal part of good to agricultural practices. For example: if someone is

using a pesticide and they are using it in accordance with the manufacturer specifications and State Law, then it wouldn't be considered a nuisance.

Vice Chairman Scantlebury stated the Town can't supersede the state but can it still apply within the town. Ms. Ratlief said we cannot supersede it, that would be under state law that that clause is in there but we can still apply it within the town but we are not using the piece of it. If they wanted to do a civil suit, and call it a nuisance, then it would go to the state level. We would not hear that within the municipality. Mr. Scantlebury stated the Arizona Statute says the farm would have to be there one year before someone could claim to be a farm, that it deserves to be there, the Town would also have to use that criterion, because it is a state criteria, right? Ms. Ratlief doesn't believe so, she will clarify that with the attorney. The town would not automatically say it is a nuisance because it has only existed for six months. If they took it into a civil suit this law would be applicable.

Vice Chairman Scantlebury may not be as sympathetic if the farm isn't already there. He'd like to know that we are following a state ordinance, that we aren't going to shove a farm into a residential area and say we have to leave that alone. Ms. Ratlief said if someone comes in and buys a property and it is not already in a subdivision, and decide to have horses or cattle and grow agriculture on it, it is a permitted use. It is permitted in all of our zones.

Commissioner Hough said the definition of "farm stand": *"a temporary or seasonal sales area for the sale of agricultural products grown or raised or on other properties owned or leased by the farm operator. Farm stand structures are subject to zoning clearances and building permit requirements."* This will not be a farm stand. The only cure for this is to cross this out of the of this ordinance. It would turn into something else. Ms. Ratlief stated if it is 200 feet or less all they would need is a zoning clearance and just have to meet the setbacks. If is something more substantial then it would need a building permit. Mr. Hough wanted to know about a Zoning Clearance. Ms. Ratlief said that is looking at setbacks.

Vice Chairman Scantlebury said we want to keep the farms and in the interest in keeping everything in one place, we should incorporate the things that are already there. Add in the motion incorporate these references:

- General plan
- Noise ordinance
- Animal count
- AZ Right to Farm Statute
- Az Department of Agriculture Statutes. Several topics are already included in these statutes.

Public Hearing Open 7:10pm

Public Comments:

Zach Hauser- agriculture is important, farms came first then the houses came, this needs to be taken into considered

Cheri Wischmeyer- loves agriculture, it is important to our community. People have a right to complain and express their concerns. This ordinance does that. Camp Verde's definitions not the same as the state and they should match. Make sure it covers what you want, to make sure it is what you want, before sending it on.

Meeting break to clear over occupancy people. Some people moved to the other room.

Chip Norton will speak via (zoom)- (has 21 mins to speak if needed. He is speaking for: Brenda Hauser, Donna Randall, Marla McNeill, Austin Higginbotham, Joel Higginbotham, Nancy Higginbotham & Billy Port Parker). He said staff did a good job of covering ordinances. He would like to add that all 50 states have right to farm laws. More than half have deleted the section of farms being there first. Az did come back and strengthened the Right to Farm Law but did not address that. Agriculture is not a common nuisance. Most of the most stringent Right to Farm Laws in the country are in the most densely populated states. They were created because of conflict as densities grew. New Jersey has a model ordinance that they use in the smaller communities. When someone moves into community, they receive a handout; to reduce nuisance complaints. It doesn't do anything for animal count, it is not cart blank. This could be a good ordinance, he supports it, it is evolving right now. The department has done a good job at referencing good agricultural practices.

Steven Backus- this is personal for most people here. Please take decisions to heart, involve citizens of those who it affects, and create a special committee. These decisions affect people.

Stephen Magoon- wrote a letter to Council. He is concerned with the farm bill and the unintended consequences. With this ordinance he has no recourse to address issues. Rights need to be protected, voices heard, and some complaints don't always lack merit. He urges Commissioners to consider unintended consequences.

Gail Pate is concerned about the application of our Camp Verde proposed rule being different than the Arizona Right to Farm. If anyone starts an agricultural use of the land no matter how its zoned, are they now able to claim it as farm or farmland because our definition says that a farm or farmland is land used for agricultural and ranching purposes. It centers around protecting certain types of agriculture including agritourism. In the 1995 Agriculture Protection Act farmland is definition as land devoted to commercial agricultural production. Operations must be established prior to surrounding nonagricultural land uses. It has to predate its neighbors in order to receive protection under the Right to Farm Act. She doesn't think that moving an application into an existing residential area then redefines that as farmland people need protection in order to challenge it. If someone purchases an expensive residential property with certain protections then something moves in which is agricultural and permitted by zoning, but becomes a nuisance and a change of them enjoying the property as they purposely bought it.

Jordy Weaver- some nuisance complaints have turned into harassment in the area who have ag and farming. We should be protecting our agricultural people; this is what we are supposed to be about. It makes it unenjoyable to live where we live. We also need to protect the roping community as well.

Tanner Bryson has 6 mins (is also speaking on behalf of Christa Brunori) He is in support of the Right to Farm Act. It is ridiculous to have to stand in front of a committee to argue for the right to farm. Everyone should feel lucky to live next to someone who knows how to do something agricultural. Every piece of ground that is flat and irrigatable has been farmed first. Then the houses came in. Farming is going away. There is no reason someone in Camp Verde shouldn't be able to operate a small farm. The Town greases the wheels of the complainers. We need to prevent the abuse of power. This is a problem with the whole system. The Right to Farm should be an inherent right with the United States citizen.

Jeannette Corbin- came from farming community in Alaska. She doesn't have a problem with farming. She thinks both sides have valid points about nuisance complaints. Camp Verde has some problems we don't have the compliance we need. We need to look at development use permits, for special things on farms. Everyday things of farm, are going to happen. We can't live with the all-night party and turn on lights and have a lot of traffic.

Linda Buchanan- she is proponent of agriculture. She is not a proponent of this draft ordinance as it is written and presented. She is here to learn. She is not sure as a Planning and Zoning Commission that you are not big enough to grant us the right to farm nor big enough to take

that right away. You will have to be incredibly comfortable with the government's structure and policy that you want to apply to help us be better neighbors. She feels the community engagement process has been overlooked. She doesn't feel that 3 minutes is enough time to make a strong position statement. We also lose the opportunity to speak to each other. Of course, there are nuisance complaints. There needs to be a process to address that. She feels that the staff work on this document is good and the Commission work is good but thinks there was a missed a step for citizens to meet and discuss the ordinance. We are bound by Arizona State law. We need to bring the community back into this.

Dave Grondin- read the definition of some items listed here from Webster Dictionary:

To Farm- engaging and the raising of crops and animals.

Agriculture- the art of the practice of cultivating the soil, producing crops, and raising livestock and in varying degrees, marketing of the resulting product.

Don't be fooled by this Right to Farm Ordinance, as it pertains to dedicated recreational facility as would be allowed in paragraph C, Section "f. Livestock: Farm or ranch animals regarded as an asset, specifically cattle, horse, goats, sheep and other domestic animals raised for production of food, either personal use or commercial sale, leisure, education and/or recreation." Section D. e. No agricultural operations, consistent with good agricultural practices, will be considered a nuisance. This ordinance gives no recourse for neighbors who are impacted with livestock used for recreational purposes. He urged this ordinance as currently written be sent back for revisions that are key to what happens in Camp Verde.

Robert Noone- college drilled into them that agriculture or farming be an essential profession. The tool of communism is starvation. We better learn about farming. This is serious. He isn't sure that horses are considered livestock. Cambodia is a nation of farming.

Mary Phelps- President of the Camp Verde Arena Association, at a previous meeting the commission agreed to take this item with building heights, and uninformed items back to the community and create a committee. No one got a call about these items. She is asking the Commission to table this and allow a committee be formed, and go back to the community.

Carol German- she has issues with the ordinance, there always seems to be an infringement on some of the items. This ordinance applies to all residential areas, that is a problem. People who want to do something different can ask for zoning change or use permit. She agrees with what some people have said about forming a committee or special commission. Some animals infringe on neighbors and neighborhoods with odors. The ordinance takes away the right to speak.

Jim Meredith- is concerned about the ordinance. He owns horses. He agrees with Mary Phelps. He doesn't see protection against us, who are adjacent to field or lot, if someone comes in and creates a stock yard. It does not look after R1-L. the people in the residence. He doesn't want to see a herd of cattle behind him when it should not be there. It says nothing about R1-L. the ordinance should go back to a committee.

Tammie Dunn receives 6mins (is also speaking on behalf of Stephen Reynolds)- when she moved here she purposely purchased a horse property, then someone moved in next door who was opposed to having horses living next door. They installed fly system and irrigation. The neighbor went so far as taking down plates of 4h students and counting horses. She had to board her horses off site. The EPA even came to her property. This was harassment. Town even agreed that it was harassment. There should be Protection for livestock or farm manager too.

Meeting Break: 8:00pm

Meeting Resume: 8:11pm

Eileen Martin- The ordinance should be reviewed a little more by a committee. There are some items that should be clarified and explained a little bit more. It is also not written fairly by the entire town. Committee will look at it and look at the impact it will have on all people.

Debbie Roulette- agrees that a committee is needed for everyone to have a say. Needs to be heard more.

Charlotte Salsman- resident for 30 years, doesn't like the ordinance the way it is written, a big committee needs to review it and rewrite it. People should have right to complain if necessary. Farms need to stay. The ordinance needs to be redone.

Janet Anderson- Loves the rural lifestyle. She shares the same concerns about ordinance. The law is intended to protect nuisance law suits. The blanket ordinance is inappropriate and too broad. The committee should be made up of a variety of people and come up with solutions for all involved.

Claudia Hauser- family has been farming for over 50yrs. She is passionate about fulfilling a legacy. She has signed that no development of her land will ever occur. She thanked the commission for giving citizens a right to speak. Let's be that town that embraces the growing of food and fiber for everyone. Stand behind farmers and ranchers and not be an obstacle.

Ken Ligon- is not taking an official position. Yavapai Cattle Growers started in 1883, and in 1932 it started here in Camp Verde. Cattle industry generate money. FFA is important and it is important for kids growing into this. Encourage that.

Public Hearing Closed: 8:27pm

Commission Discussion

Community Development Director John Knight gave some options for consideration.

1. Form committee.
2. Table this for another specific date or no date & and pick up in spring,
3. Vote to have this go to Council with a recommendation
4. Set a specific date for a Study Session.

Commissioner Osses feels like the Right to Farm is a very important to community. She thinks she hears the community wants their voice heard and they do not feel a part of decisions.

Motion was made by Commissioner Osses to move this item to the spring, and create a committee to make the necessary changes that would work for everyone. Second was made by Commissioner Blue.

Vice Chairman Scantlebury thanked Gail Pate and Chip Norton for their work. This is what Camp Verde is going to face increasingly. The Right to Farm speaks to Camp Verde. Maybe Camp Verde should come up with their own ordinances because the State already has this covered. The town needs help to create guidelines to cover other issues such as, smell, fly's, cattle, horses, and a pig. There are no state or county or town codes on those issues. The town is held hostage when you get one of those calls. The State didn't define it. This committee should rely on existing ordinances, and address it appropriately. Good complaints, for honest reasons, the town can fix. He will support this motion but not if it comes back to him without the current ordinances, and good definitions about what is good farming.

Commissioner Osses heard that people want to create a committee. If the committee doesn't go anywhere and the people don't want to do anything with it then maybe that's what we do.

Commissioner Tippett wanted to echo Vice Chair Scantlebury's comments. Maybe we just let it be. If we form a committee, consider we don't do anything with this and wait it out.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippett: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: absent
Motion passed unanimously 6-0.

Meeting Break: 8:39pm

Meeting Resumed: 8:42pm

8. **Public Hearing – Minor Amendments: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to approve amending the Town of Camp Verde Planning & Zoning Ordinance, with minor text amendments within Sections 203, 301, 502 and 601 via Draft Ordinance 2022- A472, related to accessory structures, setbacks for nonconforming parcels, fencing, land division and scrivener’s errors.**

Staff Comments

Community Development Director John Knight said this item is to address accessory structures setbacks. We have some of the most restrictive setbacks. He described some differences. There is really no consensus or consistency between the different jurisdictions. Staff is recommending for simplicity, accessory structures (nonhabitable structures), go 7ft on the side and rear. Some districts require 50ft in the rear, and we are suggesting this go to 7ft to make it consistent. He also mentioned the fencing provision. You are not allowed to have fence on vacant land under two acres. Staff is suggesting to change the fencing provision to allow people to build fence but have the fence see through. Staff is also suggesting changes in fence heights. This needs more flexibility. Scrivener’s errors also need cleaned up. There are no significant changes, it is just formatting and fixing some spelling errors.

Public Hearing Open: 8:52pm

Daria Weir- wants to build a simple structure to cover her horse trailer. It is now costing \$15,000 instead of \$8,000 because of the required engineering plans and permits. She said she has to step through some ridiculous steps to build this simple structure. She is also concerned with the 7ft Wasting Area. She urges the Commission to think smart, it is now costing her double.

Public Hearing Closed: 8:56pm

Commission Discussion

Motion was made by Commissioner Blue to table Items 8 and go to Item 9. There are a lot of things to discuss and consider and he doesn’t want to rush through. In future meeting he would like to have them separated more. Second was made by Commissioner Hough. Commissioner Blue withdrew his motion.

Due to time restraints, a **Motion** was made by Commissioner Osses to move Items 8 & 9 to the next scheduled meeting to be held December 1st at 630pm. Second was made by Commissioner Hough.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: nay
Commissioner Greg Blue: aye
Commissioner Bill Tippet: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: absent
Motion passed unanimously 5-1.

Commissioner Hough made a comment that years ago a meeting went until Midnight and the Town Attorney said they had to close the meeting because the next day was not advertised on the Agenda. He feels this is the same situation and because our meeting was advertised to 9PM no new items can be opened after that time.

9. Adjournment:

Motion made by Commissioner Tippet to adjourn the meeting. Second was made by Vice Chairman Scantlebury.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippet: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: absent
Motion passed 6-0.

Meeting was adjourned at 9:04 p.m.

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, Arizona during the Special Session held on the 3rd day of November 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of November 2022.

Jennifer Reed

Jennifer Reed, Recording Secretary

FINAL MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, DECEMBER 1, 2022
6:30 PM

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

1. Call to Order

Chairman Faiella called the meeting to order at 6:32 p.m.

2. Roll Call

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioners Greg Blue, William Tippett, Michael Hough, Ingrid Osses were present. Robert Foreman is absent.

Also Present

Community Development Director John Knight, Town Planner BJ Ratlief, Zoning Inspector Cory Mulcaire and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Chairman Faiella 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. Approval of Minutes: September 8, 2022, Regular Session
September 22, 2022, Executive Session (recorded and on file in clerk's office)
September 22, 2022, Special Session

B. Set Meeting Dates: December 8, 2022, at 6:30pm Special Session - Cancel (probable)
January 5, 2023, at 6:30pm Regular Session - Cancel (probable)
January 12, 2023, at 6:30pm Special Session - Cancel (probable)
January 19, 2023, at 6:30pm Special Session (Propose, must be approved by
Town Manager)

Community Development Director pointed out some corrections that were made to the minutes. For the record they are:

1. September 8, 2022, page 11 of 85, Public Hearing 8:27pm, under Commission Discussion, should be "~~the~~ she thinks".
2. Page 21, under Tanya Lewis as well as page 22, under Jon Bassous, where it says "see attached", should have attached the handout from the meeting to the record of the minutes. This was not included when given to the Commission to review. This should be part of the permanent record.
3. Commissioner Osses pointed out a spelling error of her last name on page 23.

Mr. Knight said a proposal will go to Council where they will set the Planning and Zoning Commission meeting dates for the year. The next expected meeting date is January 19, 2023.

Motion was made by Commissioner Hough to accept the consent agenda with corrections made by staff. Second was made by Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippet: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: absent
Motion passed unanimously 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 to speak.

6. Public Hearing – Interchange Overlay (IO) Zone: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the town of Camp Verde, Yavapai County, Arizona, to amend Zoning Ordinance Section 203 – use districts to include a new overlay district. This district will provide flexibility in the areas of height, density, and intensity for an associated highway interchange location.

Staff Comments

Community Development Director John Knight said this item was continued from the November 3, 2022, Planning and Zoning Commission meeting. Staff provided additional notice via newspaper and direct mail. No new information had been received on this item and he reviewed the staff report. They are proposing the height increase go up to 55 feet in height. The current maximum height is 40 feet. The overlay also includes a provision to allow for an additional 10feet, if there are architectural features or parapet walls. This would bring the potential height up to 65 feet. Staff has received a comment from a residential neighbor who says this would have an adverse impact on residential properties. Staff has added some language for the Commission to consider adding to the suggested motion, "*when adjacent to residentially zoned property the height should be restricted to 40 feet within a distance of 40 feet of a boundary of a residentially zoned property.*" This would give a little bit of a buffer between residential property line and commercial property line. Staff did include a red line text of the document with the proposed changes.

Commissioner Blue had questions about the motion that he discussed with Mr. Knight. He was questioning why there are two different motions. Mr. Knight clarified that both of those motions are good options.

Chairman Faiella asked for clarification of a parapet. Mr. Knight said a parapet is usually used to screen equipment on the building.

Public Hearing Open 6:50pm

Ed Davidson: 1391 Peterson Road- said he is a neighbor of the proposed hotel who is requesting the addition height and said a 40foot setback won't make a difference, it will still block the view and sun. He and his family were there before the industrial properties came in.

He feels like you are forcing residential properties out. They do not want 65-foot buildings as neighbors.

Public Hearing Closed 6:55pm

Commission Discussion

Chairman Faiella asked if this overlay zone is just for this location or any location in the town. Mr. Knight this is only proposed for this area.

Mr. Knight also wanted to address the height and setback is required for the commercial/industrial building is now, today. You can build a 40foot tall commercial/industrial building directly on the property line if you are adjacent to another commercial/industrial property. However, if you are adjacent to a residential property you can build a 40-foot-tall building on the interior side yard 7 feet which is the set back that is required.

Commissioner Tippett asked if a Variance is an option for a height increase.

Mr. Knight explained that is a great question, but it is not the best option because it cannot be self-imposed and a PAD would be a better path.

Commissioner Osses asked are we changing this because of one person or a bunch of people. Mr. Knight said this is the only one right now. Ms. Osses is worried about other applicants that could follow. Commissioners discussed residential area on the map.

Motion was made by Commissioner Blue to recommend to the Mayor and Common Council of the town of Camp Verde, Yavapai County, Arizona, to amend Zoning Ordinance Section 203 – use districts to include a new overlay district. This district will provide flexibility in the areas of height, density, and intensity for an associated highway interchange location. Second was made Commissioner Scantlebury.

Commissioner Hough would have liked Commissioner Blue add to his motion, the language to add the 40-foot setback next to residential properties to protect the neighbors.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippett: nay

Commissioner Michael Hough: nay

Commissioner Ingrid Osses: nay

Motion failed 3-3.

Motion was made by Vice Chairman Scantlebury to recommend to the Mayor and Common Council of the town of Camp Verde, Yavapai County, Arizona, to amend Zoning Ordinance Section 203 – use districts to include a new overlay district. This district will provide flexibility in the areas of height, density, and intensity for an associated highway interchange location.

When adjacent to residential zoned property the height shall be restricted to 40feet within a distance of 40 feet of the boundary of any residential zoned property. Second was made Commissioner Blue.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippett: nay

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Motion passes 5-1.

- 7. Public Hearing – Accessory Building Setbacks: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 203, related to accessory buildings.**

Staff Comments

Town Planner BJ Ratlief said this amendment will clarify and standardize the rear and side setbacks for accessory buildings in residential zoning districts. This applies to non-habitable buildings (dwelling units) only, such as sheds, barns, workshops, etc. Staff proposes a seven (7') foot side yard and seven (7') rear yard setback for accessory buildings for consistency. This would provide a standard measurement of how far into a setback it may encroach.

Public Hearing Open 7:14pm

Stephen Magoon of 3510 S. Sierra Lane- said changing it to 7feet is more than just a change of a couple of feet. If a neighbor build something 7 foot from property line, it could reduce views of the sun set/mountains. If the only problem we are solving is for consistency, there are other ways to solve this. He recommends this be reworked or withdrawn.

Public Hearing Closed 7:16pm

Commission Discussion

Commissioner Blue thinks Mr. Magoon is misinterpreting the setbacks. Staff is recommending going from a 0 feet set back to a 7-foot setback.

Commission discussed the current setbacks verses what is being proposed.

Motion was made by Commissioner Blue to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 203, related to accessory buildings. Second was made Vice Chairman Scantlebury.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippet: aye

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Commissioner Robert Foreman: absent

Motion passed unanimously 6-0.

- 8. Public Hearing – Utility and Marijuana Fencing Exemptions: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 301.B, related to utility and marijuana fencing exemption.**

Staff Comments

Town Planner BJ Ratlief said utility companies and marijuana facilities are required to have taller fences than are currently allowed in Town of Camp Verde Planning and Zoning Ordinance. If approved, this amendment would allow these entities to build the fence that is needed without having to apply of a variance and delaying their project. A proposed clarification is also included that would allow residential properties of differing elevations to construct a fence up to eight (8') in height. The current Planning and Zoning Ordinance is not consistent with common practice for utility companies to construct a higher fence. Recently, the town

received a Use Permit for an APS substation. For safety purposes, they need to exceed the maximum eight (8') foot fence limit. Marijuana grow facilities have a similar, taller fencing requirement – required by state statute to exceed eight (8') feet.

Ms. Ratlief also pointed out a Scribner Error on page 66 paragraph 2, there should be an “A” and then a “B”.

Chairman Faiella asked if APS had given a required height? Ms. Ratlief said their internal security standards say 10-12 foot. Mr. Faiella is concerned with others that will want a higher fence. Mr. Knight said the Commission could put a cap on it for a limit; not to exceed a certain height.

Public Hearing Open: 7:27pm

No Blue Cards were received and no one was attending via ZOOM.

Public Hearing Closed: 7:27pm

Commission Discussion

Motion was made by Commissioner Blue to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 301.B, related to utility and marijuana fencing exemption plus the insert of the retaining wall which would go under #3, A and then insert under B on page 68 which includes exceptions to height limits regarding retaining walls. “A maximum height of the retaining wall shall be no more than 4 feet on side and rear yard to maximum height of 6 feet on top of the retaining wall when finish creating site of retaining wall, 3 front yard retaining walls maximum of 4 feet in addition of 4 feet from inside top fencing creating. Top 2 feet is open fencing or 6 feet chain link open with exception of max of 3 feet then the triangular area formed by measuring 15 feet long by roadway and drive from their intersection. This 3-foot limit includes hedging and other planting but may include open fencing above 3 feet otherwise permitted by”. Second was made by Commissioner Tippett.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippett: aye

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Commissioner Robert Foreman: absent

Motion passed unanimously 6-0.

9. **Public Hearing – Perimeter Fencing: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 301.C, related to perimeter fencing.**

Staff Comments

Town Planner BJ Ratlief said currently, perimeter fencing is not allowed on lots that are under two (2) acres in size. If passed, this would mitigate the problem of citizens having dumping and trespassing issues on their property. The current Planning and Zoning Ordinance prohibits vacant/undeveloped lots or parcels less than two (2) acres from being fenced. This creates a problem for property owners that are unable to protect their property from illegal dumping and trespassing. The only exception is the fence has to be a non-opaque fence. Ms. Ratlief also said page 71, the second red line should say, “*prior to installation OR construction.*”

Public Hearing Open 7:33pm

No Blue Cards were received and no one was attending via ZOOM.

Public Hearing Closed 7:33pm

Commission Discussion

Motion was made by Commissioner Osses to recommend the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 301.C, related to perimeter fencing and include correcting the grammatical error on page 71. Second was made by Commissioner Blue.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippet: aye

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Motion passed unanimously 6-0.

10. **Public Hearing – Land Division Lot Size: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 502.A, related to land division.**

Staff Comments

Town Planner BJ Ratlief said the correction to this amendment will bring the Town Planning and Zoning Ordinance into compliance with Arizona Revised Statute. The current Planning and Zoning Ordinance, Section 502.A-Land Division, contains several text errors. Staff recommends making corrections, so the ordinance is consistent with Arizona Revised Statutes.

Public Hearing Open 7:38pm

No Blue Cards were received and no one was attending via ZOOM.

Public Hearing Closed 7:38pm

Commission Discussion- none

Motion was made by Commissioner Blue to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 502.A, related to land division. Second was made by Vice Chairman Scantlebury.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippet: aye

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Motion passed unanimously 6-0.

11. **Public Hearing – Nonconforming Parcels Setbacks: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 301.A, related to setbacks for nonconforming parcels.**

Staff Comments

Town Planner BJ Rattief said the authority to allow setback adjustments for legal nonconforming parcels, has always been done by policy. This would allow it to be documented and done through authority that is given by the Planning and Zoning Ordinance. The current Ordinance does not provide clear and concise authority to administratively adjust setbacks on legal, nonconforming parcels that are substandard in size. This would give more administrative support.

Public Hearing Open 7:41pm

No Blue Cards were received and no one was attending via ZOOM.

Public Hearing Closed 7:41pm

Commission Discussion- none

Motion was made by Commissioner Tippet to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 301.A, related to setback for nonconforming parcels. Second was made by Commissioner Blue.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippet: aye

Commissioner Michael Hough: aye

Commissioner Ingrid Osses: aye

Motion passed unanimously 6-0.

- 12. **Public Hearing – Scrivener’s and Formatting Errors: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 601, related to scrivener’s and formatting errors.**

Staff Comments

Town Planner BJ Rattief said this will allow minor editing in the Planning and Zoning Ordinance, which is full of grammatical errors. The Zoning Ordinance has several minor, grammatical, typographical, and formatting errors. Currently, these errors can only be changed by approving an ordinance whenever an error is discovered. She also pointed out that on page 84 the last paragraph should have been in red, indicating a new paragraph. If the change is content related it will come before the Commission for approval.

Public Hearing Open 7:44pm

No Blue Cards were received and no one was attending via ZOOM.

Public Hearing Closed 7:44pm

Commission Discussion- none

Motion was made by Vice Chairman Scantlebury recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve amending the Town of Camp Verde Planning & Zoning Ordinance with minor text amendments within Section 601, related to Scrivener’s and Formatting Errors. In order to ensure and preserve meeting and intent of zoning ordinances, Scrivner and formatting error corrections will be forwarded as resolutions to be considered by Council. Second was made by Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Bill Tippett: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Motion passed unanimously 6-0.

13. 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.

14. Staff Comments:

John Knight-

- The proposed January 19th meeting is set to start at 6pm. Council will consider the time change at a future council date.
- Chairman Faiella will be re-appointed at the December 7th Council Meeting.
- Mr. Knight will be updating Council on long range projects and will be requesting a Joint Session in February with Council.
- Ms. Ratlief gave an update on the two Arena Del Loma Public Hearings. The motion failed and the rezone was not approved. They will continue to operate under the 2016 NOD.
- Commission can consider having a Work Session to review procedures. Mr. Knight will send an email to Commissioners to confirm items they should have in their possession.

15. Adjournment:

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

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippett: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: absent

Motion passed 6-0.

Meeting was adjourned at 8:03 p.m.

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, Arizona during the Regular Session held on the 1st day of December 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of December 2022.

Jennifer Reed

Jennifer Reed, Recording Secretary

FINAL MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, JANUARY 19, 2023
6:00 PM

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

1. Call to Order

Vice Chair Scantlebury called the meeting to order at 6:00 p.m.

2. Roll Call

Chairman Andrew Faiella (ZOOM), Vice Chairman Todd Scantlebury, Commissioners Greg Blue, Mike Hough, Robert Foreman and Ingrid Osses were present. William Tippett is absent.

Also Present

Community Development Director John Knight, Town Planner BJ Ratlief, Town Planner Cory Mulcaire and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Foreman led the Pledge.

4. Election of Officers – Chair and Vice Chair

Motion was made by Commissioner Blue to nominate Andrew Faiella as Chair. Second was made by Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mike Hough: aye
Commissioner Bill Tippett: absent
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye

Motion passed unanimously 6-0.

Motion was made by Commissioner Osses to nominate Todd Scantlebury as Vice Chair. Second was made by Commissioner Blue.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mike Hough: aye
Commissioner Bill Tippett: absent
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye

Motion passed unanimously 6-0.

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

A. Approval of Minutes: None

B. Set Meeting Dates: January 26, 2023, at 6:00pm Regular Session - Canceled
February 9, 2023, at 6:00pm Special Session
February 23, 2023, at 6:00pm Regular Session

Motion was made by Commissioner Osses to accept the consent agenda. Second was made by Commissioner Blue.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mike Hough: aye
Commissioner Bill Tippet: absent
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye

Motion passed unanimously 6-0.

6. ***Call to the Public for Items Not on the Agenda***

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No public to speak.

7. **Public Hearing: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of a Use Permit Application for Arizona Public Service (APS) for a Utility Substation located on parcel 403-23-006Y, Camp Verde, Yavapai County, Arizona. Staff Resource: Cory Mulcaire**

Staff Comments

Town Planner Cory Mulcaire explained that APS has submitted an application for a Use Permit to build a new substation in order to provide enhanced electrical power service the Town of Camp Verde and surrounding areas. The Town of Camp Verde's Planning and Zoning Ordinance requires a Use Permit for "*Government facilities and facilities required for the provision of utilities and public services.*" Ms. Mulcaire said that the applicant Mr. Weed is in audience if Commission has any questions for him.

Vice Chair Scantlebury asked if setbacks are to be observed by APS? Ms. Mulcaire said yes, because it is set up against a commercial property, they will have to meet the 0 rear and side yard setbacks and because it is a 5 acre parcel the 10-20' setbacks shouldn't be a problem for them.

Applicant Comment

Ryan Weed with Coe & Van Loo Consultants, Inc. who is contracted by APS, introduced himself and is available for questions.

Vice Chair Scantlebury asked if the substation would generate a giant hum or anything noticeable to the neighbors? Mr. Weed said there will be a little hum, but it will be very low. It would be hard to hear especially with the wall around it.

Public Hearing Open 6:15pm

No comments from the public.

Public Hearing Closed 6:16pm

Commission Discussion

None needed.

Motion was made by Commissioner Blue to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of a Use Permit in perpetuity for a Utility Substation located on parcel 403-23-006Y. Second was made by Commissioner Foreman.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Mike Hough: aye

Commissioner Bill Tippet: absent

Commissioner Ingrid Osses: aye

Commissioner Robert Foreman: aye

Motion passed unanimously 6-0.

8. **Public Hearing: Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve an amendment for High View at Boulder Creek PAD (Planned Area Development). Amendment proposes to modify two (2) existing parcels [404-15-003W, currently M1-PAD (Industrial: General) and 404-15-003X, currently C2-PAD (Commercial: General Sales and Services)] to create three (3) new parcels; proposed parcel A, zoned M1-PAD, parcel B, zoned C2-PAD and parcel C, zoned C3-PAD (Commercial: Heavy Commercial).**

Staff Resource: Cory Mulcaire

Staff Comments

Town Planner Cory Mulcaire explained applicant Jeremy Bach has submitted an application on behalf of Zane Grey Investments, High View at Boulder Creek for an amendment to this PAD. The application is to amend two (2) of the existing parcels. The purpose for the amendment is primarily to restore a large single family housing component to this PAD. The two (2) existing parcels affected by this proposed amendment are proposed to become three (3) new parcels, each with different zoning as follows:

- Parcel A (12 acres) would remain M1 PAD for a possible DOD Manufacturing Facility. If this does not come to fruition in a certain amount of time, administratively, they can rezone that property to C2 or C3.
- Parcel B (50 acres) that will absorb some of that M1 into the already there C2 PAD to allow for a possible subdivision,
- Parcel C (15 acres) of the existing C2 converting to a C3 PAD to possibly allow for McDonald Brothers Construction yard to go out there.

Ms. Mulcaire read a letter received from a neighboring parcel owner, Andy Groseta into the record (see attached). She also noted the zoning ordinance requires a screen protective buffering between noncompatible uses which applies in this case. It also must be opaque.

Applicant Bach doesn't have a presentation but is available for questions.

Commissioner Foreman asked if there will be a deed restriction on M1 for no marijuana cultivation. The applicant will verify during the Applicant Comment time.

Vice Chair Scantlebury said these are conceptual plans right now, but these have to be approved by Planning and Zoning before going on to Council, correct? Mr. Knight said yes and reviewed the PAD process. This PAD amendment is actually a rezone, he is taking away some of the M1 and making it C2. In addressing some community concern about increasing marijuana grow facilities, Mr. Knight said that Mr. Bach could have a marijuana use as it is now but the applicant is willing to have a deed restriction.

Applicant Comment

Jeremy Bach said within 45 days there will be a deed restriction in place regarding marijuana use. He is asking for a downgrading to accommodate single family homes. He also confirmed he is building a fence; he doesn't want anything ugly out there.

Commissioner Osses would like to see where it is on a map that they are talking about rezoning. Mr. Bach showed her on the map. Mr. Bach circled the area on the map for other commissioners to see. He will leave the map with BJ.

Vice Chair Faiella asked how many single family homes is he anticipating being built in that development. Mr. Bach said the final plan is proposing 480 +/- single family homes as well as 400-600 multifamily homes.

Commissioner Blue asked where they are with the sewer; will you using the town's sewer? Mr. Bach they have designed is an aqueduct system. They have been working with ADEQ to get through the process. This will be used to water green spaces. They are in the process of running all the sewer pipes. When the sewer gets there their engineer has done a plan to tie into town sewer system.

Public Hearing Open 6:36pm

Andy Groseta- owns property adjacent to the property. His only concern is whatever goes in there, a buffer will be put between developments. Developers interested in that area are concerned about neighboring properties. He wants to make sure there is good quality development goes in and it is shielded and buffered.

Public Hearing Closed 7:39pm

Commission Discussion

Commissioner Osses asked what kind of fence will they have to put in? Mr. Knight said the ordinance doesn't require a specific material. The only requirement is you cannot see through it. Mr. Knight will encourage them to build a block wall.

Motion was made by Commissioner Foreman to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve an amendment for High View at Boulder Creek PAD (Planned Area Development). Amendment proposes to modify two (2) existing parcels [403-15-003W, currently M1-PAD (Industrial: General) and 403-15-003X, currently C2-PAD (Commercial: General Sales and Services)] to create three (3) new parcels; proposed parcel A, zoned M1-PAD, parcel B, zoned C2-PAD and parcel C, zoned C3-PAD (Commercial: Heavy Commercial). Second was made Commissioner Hough.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mike Hough: aye
Commissioner Bill Tippet: absent
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye
Motion passed unanimously 6-0.

9. 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.

10. Staff Comments:

John Knight-

- Height Amendment was approved by Council. It will be official 30 days after it is signed.
- Council proposed to create a 3-member committee for the interview process for commissions and boards. That committee will then bring their recommendation(s) to Council.
- Work Session can have multiple items up for discussion. If you have anything that you would like to discuss, please send Mr. Knight an email.
- BJ said they have kicked off the process for revising the Sign Ordinance. Commission should see a fully revised sign ordinance in about 6 months.
- Joint Commission and Council Meeting- would like to go over goals, long range planning projects, prioritize what they want to work on in the next 3 years. This is not on an agenda yet but will possibly be set for March.

11. Adjournment:

Motion made by Commissioner Foreman to adjourn the meeting. Second was made by Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mike Hough: aye
Commissioner Bill Tippet: absent
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye
Motion passed unanimously 6-0.

Meeting was adjourned at 6:52 p.m.

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, Arizona during the Regular Session held on the 19th day of January 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of January 2023.

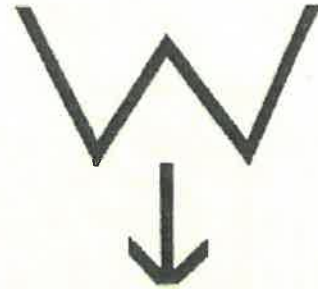
Jennifer Reed

Jennifer Reed, Recording Secretary

ATTACHMENT

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: John.Knight@campverde.az.gov
cory.mulcaire@campverde.az.gov

January 17, 2023

Camp Verde Planning and Zoning Commission
Town of Camp Verde
473 S. Main Street, Suite 108
Camp Verde, AZ 86322

RE: Application No. 20220890
APN: 403-15-003W and 403-15-003X

Dear Camp Verde Planning and Zoning Commissioners:

I am writing this letter regarding the above application number 20220890. Please be aware that Jeremy Bach has met with me discussing his future development plans on the High View at Boulder Creek property located on Highway 260.

I failed to mention to him that one request that we have is that a fence or wall be built along our adjoining property line shielding/buffering the development from the view from our property. We border his entire development starting from the USFS boundary on the west, all the way to Highway 260 on the east. We just want to make sure that our property viewshed is not adversely impacted from any development on his property i.e., construction company equipment / shop and yard; mini storage facilities; RV Storage / Park facilities; parking of abandoned vehicles and equipment, etc.

We support the property being developed by Mr. Bach, subject to the herein mentioned request that a wall be constructed of sufficient height (6' – 8') as a buffer between our properties.

If you have any questions, please contact me.

Sincerely,



Andy Groseta

cc: Jeremy Bach



W Dart Ranch
Cottonwood

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Support your local merchants

FINAL MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
WORK SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, FEBRUARY 9, 2023 at 6:00 P.M.

1. Call to Order

- 2. Roll Call.** Commissioner Greg Blue, Commissioner Robert Foreman, Commissioner Ingrid Osses, Commissioner William Tippet, Commissioner Mike Hough, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.

Also Present. Town Clerk Cindy Pemberton, Interim Town Manager Gail Mabery, Community Development Director John Knight, Planner BJ Ratlief, Planner Cory Mulcaire

3. Pledge of Allegiance

Vice Chairman Scantlebury led the pledge of allegiance.

There were some technical difficulties in the beginning of the meeting. Because of these difficulties, the meeting was a little bit delayed and offline to start.

4. Discussion regarding meeting procedures, motions/voting, and responsibilities of the Commission and Staff.

Chairman Andrew Faiella led the meeting by starting off with the responsibilities of the Commission and Staff. He said as the Commission they establish Planning and Zoning for the town of Camp Verde. They do this by following the General Plan and listening to the constituents of Camp Verde Town Council and Staff of what needs to be done and what's requested to be done.

He asked Vice Chairman Todd Scantlebury his thoughts. Vice Chairman Scantlebury said he thought it was well said. He asked if there are any other responsibilities that they may have. There have been some questions on the things that come before the Commission. Do they get passed down from Council, or do they come from applicants and within the Commission? He said there has been some friction about that.

Commissioner Ingrid Osses said that sometimes when things come down from Council, they feel obligated to do something. She doesn't feel this is right. She wants to make sure that they're listening to the people of Camp Verde before they make suggestions to Council.

Chairman Faiella said that's what they're supposed to do. He mentioned two past projects that have come before them- The Arena Del Loma Project and the Height Amendment. He doesn't feel like they had sufficient direction from Council on the Arena Del Loma project. The Commission looked at it from a standpoint of zoning and what's appropriate for the neighborhood and community. In the end, the project never went forward.

Community Development Director John Knight said Arena Del Loma was an unusual project. The Height Amendment project would be a better example. Regarding the roles of the Commission and Council, Council's roles are to set the over arching direction, and then the Commission works out the details of how they get there.

Chairman Faiella asked in what cases does Council not direct them or tell them what they're thinking and what's going on when an issue comes up? When there are applications for zoning and new businesses in town, they don't know about it until it gets to them. Council and staff know about it before them. He would like to hear about it ahead of time so they can get started on thoughts and research.

Commissioner Hough said that the first time the height zoning came to them it was for only commercial, not for residential. They declined it because they couldn't change it. The second time it came to them it included all the properties- residential and commercial within a specific zone. They then approved it. However, when it went to Council, they changed the perimeters of it, which is something the Commission wasn't able to do. He was confused why there is so much difference in what Council can do versus what they can do.

Vice Chairman Scantlebury said he agreed. He doesn't feel like anyone is at fault, he thinks there was a miscommunication. He mentioned if Council knew from the beginning that they didn't want to touch residents, they should have said that so they could have started there. The Commission was unaware of that and would have made a better judgement in the first place, had they known.

Commissioner Hough said he was surprised they had the ability to change the perimeters at the Council meeting, while the Commission didn't have the ability to change any of their parameters, other than the proposal. He felt it should have come to them as an open proposal.

Vice Chairman Scantlebury said, again, that his sense is that nobody did anything wrong. He just felt there wasn't clear communication between Council, staff, and the Commission.

Commissioner Osses wanted clarification from Mr. Knight on what is appropriate for Council to ask the Commission. She also wondered what authorities Council has on items that also go to the Commission.

Mr. Knight said that a code amendment is sponsored by the town. They have a lot of flexibility in what they can do. Code amendments can start from staff, the Commission, or Council. Council can't expand an amendment, but they can reduce it. Council has the authority to provide overarching direction that's specific, but they can't tell you how to make a decision. Council will wait and see what the Commission does. He mentioned that some feedback from Council on some of these recent projects that bounced back and forth were that the Commission should have done more at their level, but since they didn't, they're going to take care of it and get it done. Council expects the Commission to do all the detailed work and get it to the point where they can just give it a thumbs up or thumbs down.

Commissioner Hough said that Council changed the property values on some of the properties with the height amendment, and the residents didn't get to go through the whole due process. At first their property values were increasing, but Council decreased them without going back through the Planning and Zoning Commission.

Mr. Knight said that's a good point and they did discuss the possibility of stopping and re-noticing it to send it back to the Commission. But they spoke with the Attorney, and it was decided that it was fine since they were reducing the boundaries at the Council level.

Commissioner Osses said she felt a little bit uneasy because she felt Council wanted them to move things along, which she agrees with, but things get complicated sometimes and aren't easy to just move along.

Mr. Knight said that item was on the agenda several times and there was a gentleman who was a residential neighbor, who sat through the entire meeting. However, they also had another item on the agenda, and when they finally got to the agenda item, the Commission decided to just move it along.

Commissioner Foreman said he's at a little bit of a disadvantage because of his leave of absence. However, he does feel that it's appropriate for Council to make recommendations for them. He feels a better word for what Council does for them is "advise" not "direct."

Chairman Faiella told Commissioner Hough that they were in error thinking they couldn't make the boundary changes themselves. From what he's read, once a motion is made and seconded, during the discussion, someone can ask the original proposer if they'd consider altering it.

Commissioner Hough said if it were an applicant, they could not alter it. However, if it's something they're working on for the city, they can alter those property lines. He wondered if they can also alter which classification, it is?

Chairman Faiella said no, they can alter what the provisions of the agenda item says.

Commissioner Hough said the first time it came around it was only for C2 or C3 properties, but the next time it came around it included the M1 Residential.

Chairman Faiella responded and said in his opinion they could have gone in and said no, they just want to do C2 and C3, not M1's or others. That would have been the amendment to the motion.

Commissioner Hough said at the first meeting they weren't allowed to add the R1, so he didn't think they'd be allowed to take them out either.

Chairman Faiella clarified that that was incorrect information. They could have done that.

Mr. Knight said it's within some boundaries. It depends on what's posted on the agenda. They can discuss at the meeting what's been posted, but if they choose to discuss other things, they need to put a pause on it and go re-notice it and bring it back. They can always make the proposal smaller.

Commissioner Hough said the proposal needs to be more general.

Mr. Knight said that town projects are different than applicant projects. You don't get that flexibility on a re-zone. Different types of projects have different flexibilities.

Commissioner Hough said he's good with this first subject.

Commissioner Osses wondered if they could have a little bit more information when Council wants them to look at a project. She feels like they're driving blind sometimes.

Mr. Knight said that in the past they've tried to do joint meetings, doing two a year. This gives them the opportunity to sit down and talk about priorities and issues. They talked about doing one in March or April.

Town Clerk Cindy Pemberton said that the Commission has the opportunity and right to schedule a joint, work session with Council so they can sit down and get a consensus and see what they are hoping to accomplish.

Chairman Faiella said, to clarify, he's had conversations with Mayor Jenkins, and she's told him specifically that they cannot talk about anything that may be coming up before the Commission and the Council. His understanding from that discussion with Mayor Jenkins was he can't talk to her about re-zoning parcels that may be coming up before the Commission. He wanted to know how it would be appropriate to get a work session scheduled.

Ms. Pemberton said there's a difference between talking to a Council member one on one about business that may potentially sway their opinion, and talking to them about getting a Work Session scheduled with all involved.

Chairman Faiella asked if in that joint Session, can they speak about future projects with the Council?

Mr. Knight said there's a difference between an applicant sponsored project and town sponsored project. With an applicant sponsored project it's different. They submit their application and go through the process, and Council should not be interfering until it goes through them.

Chairman Faiella asked if it's still appropriate for him to talk to a Council member about that, outside of a formal meeting.

Mr. Knight told him he can talk to whoever he wants; he can't violate open meeting law. However, he should be very cautious. A Council member would not want it to appear like they're giving a Commissioner direction. It would then give an applicant, who may not get the consensus he wants, ammunition to say he didn't get a fair hearing.

Ms. Pemberton said that if he ends up giving particular information to one Council member that the other members are not getting, then that gives another Council member an advantage. It becomes problematic.

Vice Chairman Scantlebury said that a sign that they're doing something that isn't going to work or is going to be an issue for Council is they get a phone call from Council wondering what they were thinking. The Commission thinks they're doing a good job and what Council has asked, but when it goes to Council they think otherwise and decide to amend it. He wants to know how to avoid all that work, anxiety, and effort, just for it to get dumped or tabled. He said the biggest inefficiency here is the communication and direction between Council and Commission.

Commissioner Hough said he reminds himself that they are representing 12,000 people. It's the responsibility of the Commission.

Chairman Faiella wants to know how they get that information from Council?

Commissioner Hough said the fact that they don't has some implication.

Commissioner Foreman said Ms. Pemberton had the right solution- an open, public work session where they can talk about anything they want. One on one communication is an invitation for miscommunication.

Chairman Faiella asked how they're supposed to get one of those work sessions scheduled. Do they bring it to Ms. Pemberton?

Ms. Pemberton said if it's a Commissioner, they'd bring it up to the Chairperson, who would then bring it to Mr. Knight.

Chairman Faiella clarified whether it could be a private conversation, or a conversation during a meeting.

Ms. Pemberton said that, yes, privately they can have those conversations. It's not about business, it's about process. First, they would set it up with Mr. Knight.

Mr. Knight said they have the indications that they need to make this joint session happen, as it's clear from both Council and the Commission.

Additionally, he said that the Commission has to make the best decisions they can with the information they have. If they don't feel staff is getting them the best information, they need to let him know.

Chairman Faiella said that was a perfect segway into the next topic. He appreciates the work of planners Cory Mulcaire and Bj Ratlief. As it stands right now, both Chairman Faiella and Vice Chairman Scantlebury go and meet with staff ahead of time to set the agenda and get an executive summary. He would like this to continue.

Vice Chairman Scantlebury said he agrees. He said Commissioner Blue has been helping with that, as they've been searching for historical continuity. All they're doing is trying to write a good agenda that's easy to read. The purpose of the executive summary is because things can get really complicated.

He wants the new Commissioners, like himself, to learn how to do this. They'd like to have different Commissioners in each agenda setting meeting.

Commissioner Greg Blue said his question is directed toward Cindy. There was something in the last meeting that happened that he wasn't in agreement with. There was a parcel number posted that was incorrect. The Chairperson asked the Director about it and was told that it was no big deal. He felt that it needed to be reposted because it was a lie on what was presented. When people see that parcel number and see that it's nowhere near them, they wouldn't want to attend the meeting.

Ms. Pemberton said that they should have corrected and amended their agenda. Commissioner Blue said he agreed.

Chairman Faiella said he agrees with Commissioner Blue. He gave an example of a Council meeting in which one of the dates was wrong and one of the Council members objected until the date was fixed.

Ms. Pemberton gave another example of what happened with Council last week. The date had been messed up on the agenda. She said if it was longer than 24 hours, they could have amended it and sent out to the public. However, because they were less than 24hrs they had to cancel the meeting. As it pertains to what Commissioner Blue was talking about, if the parcel number was incorrect, they'd have to table the item until the number was correct.

Mr. Knight said he thought the error was in the staff report. The notice that was sent out to the public all had the correct information. They corrected it verbally at the meeting.

There was some confusion on whether it was JUST on the staff report, or also on the agenda.

Planner BJ Ratlief said it was just on the staff report.

Ms. Pemberton said that if it were just a staff report error, that can be overlooked. The legally binding document is the agenda.

Commissioner Blue asked her if the error was on the agenda, would it have to be reposted? Ms. Pemberton said they'd either must amend it if it's longer than 24 hours, or they'd have to pull it off the agenda.

Commissioner Foreman said that when he made the motion, he put in the proper parcel numbers, and he also thought they were posted correctly.

Planner Cory Mulcaire and Ms. Ratlief looked it up and saw that the incorrect parcel numbers were both on the staff report and posted publicly.

Commissioner Foreman said he didn't think much of it at the time, but if it was published with the wrong parcel numbers, it should be reviewed.

Mr. Knight said he can have the discussion with the town attorney. There's a certain level of procedural problems that can be fixed between the Commission and Council.

Commissioner Osses said if she were the owner or neighbor of the parcel, she'd want to be at the meeting. They should have the opportunity to come in. However, the correct owner and neighbors would not know with the wrong parcel numbers posted.

Commissioner Hough said it was an exception because it was well described as being within the PAD.

He said he has a couple of concerns. There have been people who have been there a long time and people that are new to the Commission. He would like to be told when things are a conceptual plan. It would cut the workload down if they're reminded by staff whenever anything comes up if it's conceptual or if it's final.

Mr. Knight said that was a good point. He will make sure that is the case going forward. He said some of the plans they get, like High View, are both conceptual and final. They may continue to see this hybrid thing where some pieces are conceptual and some are final.

Commissioner Osses said she heard that staff approved part of the construction on 260. She was curious why it was approved by staff rather than being sent to the Commission.

Mr. Knight said that was an interesting case because the previous Director approved it at staff level. The final site plan should have come back to the Commission for approval.

Commissioner Osses asked whether that was right.

Mr. Knight said it only had conceptual approval, but they didn't have final site plan approval. He's not sure what happened. They fixed it by going back and getting final site plan approval. The Commission did look at it, but it was already under construction.

Mr. Knight said one of the things they try and do as staff is research criteria and requirements, and in some cases, the laws. They also coordinate with the town attorney. They package all of that information and bring it to the Commission. They don't expect them to go out and do their own legal research and go through the staff sheets. They do expect them to know the code well. He said staff is not above making errors. It's their responsibility to get them the information in a timely manner. They always strive to get it out a week ahead of time. They will always have hard copies for them as well, by Friday at the latest. They then do a pre-agenda meeting, where they sit down with the Chairman and the Vice Chairman. He's not sure if the pre-agenda meeting has been done in the past, but he feels it's a valuable process.

Commissioner Osses said she appreciates staff. They do a wonderful job presenting the agenda. She said it's nice to know now that if there is a mistake made, they can amend the agenda. Everyone makes mistakes and they all have bad days.

Mr. Knight said the Commission always has that authority.

Chairman Faiella moved on to meeting procedures. He said one of the newest procedures that just came out from Mayor Jenkins is that citizens are only supposed to speak to their own blue card. They are not allowed to speak on behalf of someone else and share minutes. He doesn't feel that's appropriate. It's up to him to decide what they're going to do, but he'd rather share the consensus. Does the Commission follow suit with Council on this topic?

Commissioner Hough said there's too much salesmanship when you give someone 15-30 minutes to talk. They need the facts, not a sales pitch. If someone really has something to say, they can get it done in 3 minutes.

Commissioner Foreman said he doesn't have strong feelings one way or the other. He doesn't mind if someone gives up their minutes for another person. It's not been his experience that it comes up often in Planning and Zoning meetings. He always used to say if you can't make a point in 3 minutes, you don't have a point to make.

Commissioner Blue said he feels 3 minutes is too short. He'd favor making it 5 minutes. Other communities in the area have 5 minutes to present. The 3 minutes happens fast when you're up there on the podium trying to make a point.

Commissioner Tippet said he would prefer not limiting any one's speech. He wouldn't mind seeing it go to 5 minutes, but also doesn't mind letting them pool their time.

Commissioner Osses said she understands that sometimes people cannot speak in 3 minutes. However, sometimes when the minutes are pooled, they hear the same thing repeatedly in a long speech. She wouldn't mind moving to 5 minutes.

Chairman Faiella said one of the items he's been educated on is that since he's the Chairperson, he can stop someone during their presentation, if they continue to say the same thing over and over. He said what he's hearing is that it doesn't matter one way or another.

Vice Chairman Scantlebury interrupted and said it does matter one way or the other. He gave an example of a guy who stood up 5 times for different reasons and said the same thing over and over. He said he thinks it shows lack of intelligence and wastes their time. He gave another example of when he was previously presenting in front of Council. He did a lot of work and spent a lot of time on his presentation, and when it came down to it, he got 3 minutes. He wonders how they make it fair, but avoid people who talk repeatedly?

Ms. Pemberton gave a recommendation. She said there are several municipalities who deal with these same situations. Quite recently Council was dealing with this. In the best interest of time, they limited it to 3 minutes per person. This is in the town code. Commissioners, however, do not have a limit in their town code regarding speaking time limits. She said the time limits on speakers are really to respect the time of those running the meetings. Do they want to be here till midnight listening to everybody talk? She knows they want to hear what people have to say, however, they can adjust the time limits as needed, depending on the topic. If they choose to allow people to pool their minutes, they can always declare to the audience that they've already heard enough on one topic, and to please not come up and speak again regarding that topic.

Chairman Faiella said he also just recently learned that a person can only speak once. They cannot have several blue cards for themselves on the same issue.

Commissioner Foreman said Vice Chairman Scantlebury is right, there's not going to be one decision that's going to be fair to 100% of the people 100% of the time. He likes Commissioner Blues idea of lengthening it to 5 minutes.

Mr. Knight said the Commission needs to be fair and consistent. 3 minutes is common. They certainly have the right to give more time if they so choose. What might get confusing is if someone were to speak in front of the P&Z Commission, getting more than 3 minutes, and then they were to go and speak in front of Council, they might get frustrated that they are limited to only 3 minutes. Another thing to keep in mind is they still must get business done. They often have big agenda items that cause the meetings to go late. Allowing for more than 3 minutes per speaker is going to make it hard to get through the agenda.

Commissioner Blue said he thinks the solution should be that depending on what the topic is and what's on the agenda, Chairman Faiella should be able to declare what he thinks is best for speaker times.

Vice Chairman Scantlebury agreed.

Commissioner Osses said that people won't feel like they're given the opportunity to talk, especially on a hot topic, if they limit it only to 3 minutes. She doesn't think that's why they're here. They need to get things done in order to pass them to Council.

Chairman Faiella asked Town Manager Gail Mabery her opinion.

Ms. Mabery said that in the town code, the Council has a standard of 3 minutes. The Commission doesn't have a standard. It's up to Mr. Faiella as the Chairman to manage the meeting as he sees fit. As a result of some tough town Council meetings, Council came to that conclusion to give everyone the right to speak, but not allow one person to speak for 30 minutes in place of 10 people.

She said another option would be that if they're going to loan minutes, they can cap it at a certain amount of time, not an unlimited number of blue cards. She said it's effective for everyone to manage that time appropriately.

Chairman Faiella concluded that they'll limit time based on the topic that comes up.

Mr. Knight said the applicant is treated differently. By policy, the applicant is given 10 minutes to speak, and sometimes that is extended if they have a big project to present. Another reason Council put the time cap on is because they often have things on their agenda that they must get through.

Ms. Pemberton said that for applicants, even after a public hearing has closed, the applicant can come back up to the podium to address any questions they may have.

Chairman Faiella said they're now going to talk about how motions are presented.

Vice Chairman Scantlebury said sometimes the motions are perfectly timed and helpful, but sometimes they're not. For the last year, he has sat in a position in which he cannot see other Commissioners to get a gage on what they're doing or thinking. Motions happen so fast, they get seconded so fast, and sometimes they just can't be productive and work them out. He would like more time for them to discuss what they're thinking before they make a motion. This will ensure that they're sending to Council things that are well thought out and have been worked together

on.

Ms. Pemberton gave a recommendation that when they get to an agenda item that is going to need a motion made and be voted on, Chairman Faiella could stop and say, "I'd like to open this up for discussion" before they put a motion for it out on the table. This would be more beneficial to them as opposed to making the motion and then discussing it because that's where amendments occur, and everything gets a little convoluted. She said to lay everything out on the table first, and once they all have a consensus, Chairman can call for a motion.

Chairman Faiella said one of the problems they have had is a rush to motion. As soon as an agenda item is stated, a motion is made immediately. He'd like to ask the Commissioners that they not do that anymore until he calls for a motion. Thorough discussion of an agenda item needs to take place before they vote on it.

Commissioner Hough said he remembers a lot of meetings in the past that after a motion was made and seconded, the Chairperson would go by name to each person to ask for any comments before they vote. This would force each person to make a statement about how they feel about an item. It might lead to an amendment, but that's easy.

Commissioner Osses said she's guilty of that. She said she doesn't like it when she feels like they go running around a topic, to the point where it looks like they don't know what they're doing.

She gave an example of when Vice Chairman Scantlebury goes on and on about a topic but doesn't put it in motion.

Vice Chairman Scantlebury agreed with her, but he would like to know what everyone is thinking before they vote because he feels it will help him vote.

Commissioner Osses said sometimes she comes in with her mind made up, but when she hears other members talking, it helps her change directions. She wants to portray to the people that they're put together and have some order in what they're doing.

Ms. Mabery wanted to echo what Ms. Pemberton said. She said the idea behind having discussion before the vote isn't so that they'll all get to consensus every time with a unanimous vote. However, she's experienced in several settings that it's very helpful when a topic is introduced to have the Chairperson go down the line, allowing everyone to speak. Of course they want to respect one another's time with that as well. This process really does help make the motions cleaner.

Commissioner Osses liked this idea and thought it would be nice moving forward.

Commissioner Tippet likes the idea of getting to explain his opinion prior to voting. He said there were sometimes when his vote was totally the opposite of others, and he'd like to have an opportunity to explain his thinking.

Chairman Faiella said he takes responsibility for that not flowing smoothly in the past. Moving forward, they will be taking the advice of Ms. Mabery and Ms. Pemberton on how to get discussions in before final vote has been taken.

Commissioner Huff said in the past it was helpful when staff had already written out a motion so they didn't have to invent it for themselves. This gave them the opportunity to read the motion and study it beforehand, so they knew how they wanted to vote when it came time. It may require some amendments before its said and done

Commissioner Foreman said he hates to keep bringing up the ancient past, but the recommendations given by Ms. Mabery and Ms. Pemberton were exactly how they used to do it. It worked very well.

Ms. Pemberton said she'd be more than happy to provide the script for the type of process they're talking about.

Ms. Mabery wanted to clarify so they don't lose context and are communicating well. Once the motion is made and seconded, he'll ask for discuss on the motion. This is before the vote is taken. Once the vote is taken the discussion is over. The discussion needs to take place before the vote. That is when they all can put their thoughts out there. It's perfectly fine for someone to say that they'll be voting against the motion, then give their reason why.

Vice Chairman Scantlebury said that in the Supreme Court it's called the dissenting opinion. If one person votes no, and Council looks at that and decides that person was right, taking a break to allow that person to explain why they voted no will give them an opportunity to put their explanation on record.

Chairman Osses said that several times she thought Chairman Tippet was going to vote a certain way, and he didn't. She would like the opportunity to ask him what he's thinking.

Chairman Faiella said his question is when they're done with their business for an agenda item, and it goes to Council, what does Council get as record for the meeting?

Mr. Knight said they provide Council with a copy of the minutes. Also, some Council members will go back and watch the Zoom meeting if there were some big items on the agenda. He also added, regarding the motions, he thinks it's a useful tool to go down the line and force everybody to give comments on the motion. He said sometimes on the Commission he's seen some missteps in procedures. The applicant will get up and give their presentation, and before they open it up to the public to share, the Commission begins discussing it themselves. The Chairperson needs to make sure that doesn't happen.

Commissioner Osses clarified. They can get questions answers from the applicant, but they can't give him their opinion?

Mr. Knight said yes. Ask questions, but don't debate and negotiate. It could turn into a legal matter if they're not giving the applicant proper time.

Planner Rattief told Chairman Faiella that the meeting has hit an hour and a half. She wondered if he wanted to take a break.

Chairman Faiella asked the Commission if they had anything else they'd like to discuss.

Commissioner Hough said he wants to amend a motion that was made a few meetings ago, but he was told by Mr. Knight that it couldn't be amended. He disagreed with this.

Mr. Knight said he has every right and authority to amend the motion.

Chairman Faiella interjected and said, yes, but the person who made the motion needs to be the one who amended it.

Vice Chairman Scantlebury said he saw someone shake their head no and then nod their head yes. Which is it? Who can amend the motion?

Commissioner Foreman said it's his understanding that anyone can propose an amendment to a

motion on the floor.

Ms. Pemberton said that is correct. However, the person who made the motion and the person who seconded that motion would have to agree to that amendment.

Commissioner Hough said he asked the maker of the motion to amend the motion so it included something else in it, but he was told he couldn't do that.

It was decided that he could do that.

Ms. Pemberton said that Council is operating without making amendments, but they know that they can. They've decided that once a second motion is on the table, they let it run its course unless it doesn't pass. They decided this because amendments on top amendments started to look messy. They are certainly allowed to do it, but it's best to have conversations first so they don't need to.

Commissioner Foreman said it doesn't happen very often, but it does from time to time.

Chairman Faiella clarified what the proper protocol would be for amending a motion so that all were clear on that.

Ms. Pemberton told him he was correct in his clarification.

There was confusion amongst the commission on how and when to amend a motion, so Ms. Mabery stepped in to clear the confusion. She said it's not always black and white. She gave an explanation of the most commonly used method that she's seen that should work in any situation they are up against regarding amending motions.

Once there is a motion made with a second, and they start having discussion, it may become clear that an amendment needs to be made for that motion. In that case, someone would say they're going to make an amendment to the motion, and the Chairperson would ask for the second to be removed so that they can make the amendment to reflect the discussion they've had. They then take a vote on the original motion AS AMENDED.

Commissioner Osses said she likes the idea of amending motions when needed because it gives everyone a chance to change it if their discussion reflects the need for a change.

Chairman Faiella agrees. He said the amendment needs to be appropriate for what the motion was in the first place. It can't completely change it.

Commissioner Hough said it's the difference between friendly amendments and aggressive amendments. He's talking about friendly amendments where you just want to correct the text before it moves forward.

Chairman Faiella asked Mr. Knight if he wanted to talk about another item.

Mr. Knight said that item wasn't on the agenda, so they're not going to talk about it this evening.

Ms. Mabery said regarding motions, amendments, and the content of the motion, there are times that she's seen when Commissions and Councils make a motion and everyone approves, but staff is sitting there confused as to what that motion said. In a case like that, they'll need to clarify to staff right there at the meeting what the motion was saying. She said in a case like that, clarifying will help staff to have a full understanding of what that motion meant. It's a rare occasion, but it can happen.

All agreed to that.

Commissioner Osses commended staff.

- 5. Adjournment** Chairman Faiella adjourned the meeting at 7:45.

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, Arizona during the Regular Session held on the 19th day of January 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of February 2023.

Mary Frewin

Mary Frewin, Recording Secretary



Agenda Report Form – Section I

Meeting Date: Planning and Zoning Commission; Thursday, March 23, 2023

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

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title: Discussion, Consideration and Possible Recommendation of Site Plan Approval to the Mayor and Council for Partial Development of Verde Commercial property zoned C2-PAD (Commercial: General Sales and Service - Planned Area Development). Site plan includes a 12,800 square foot UPS Logistics Center on Parcel 403-22-035P, Camp Verde, Yavapai County, Arizona.

Staff Resource: Cory Mulcaire

List Attached Documents:

- A. Ordinance 2018-A437
- B. Conceptual Site Plan Approved in 2018
- C. Overall Site Plan with Previously Approved Projects
- D. UPS Building Preliminary Site Plan
- E. PAD (Planned Area Development) Criteria
- F. GIS Data
- G. Letter of Intent
- H. Application for Site Plan Approval, 2023102

Estimated Presentation Time: 10

Estimated Discussion Time: 20

Request Summary: The applicant, Delia Martinez, on behalf of the Owner, Verde Commercial, requests review and recommendation to the Mayor and Common Council for Final Site Plan approval for one (1) project that is part of the Verde Commercial Planned Area Development (PAD).

Background Information: In September 2018, the Town Council Approved a Zoning Map Change for then parcels 403-22-035H (R1L) and 403-22-035A (C2) to C2-PAD. Ordinance, 2018-A437 (Exhibit A), conditioned the Zoning Map Change by requiring final site plan review by the Planning and Zoning Commission and Town Council. Specifically, the Ordinance states:

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

Currently, the applicant is submitting a site plan for only the above referenced building (Exhibit C). The applicant will be required to provide separate submittals for future uses on the property (see discussion below).

Note: The original parcel was split to develop the RV Storage. This land split resulted in new parcel numbers of 403-22-035K and 403-22-035Q. The Verde Ranch RV Storage complex was built upon 403-22-035K leaving 403-22-035Q, which currently has Verde Valley Storage being built on it. There has since been a minor land division for the UPS Site which is now being built on parcel 403-22-035P.

Plans are being prepared for one (1) project. These will be reviewed and approved by staff through both the Development Standards Review process and Building Permit process.

Discussion Detail:

The UPS Logistics Facility is just under five (5) acres (403-22-035P). The facility consists of a 12,838 square foot metal building that will house UPS’ distribution center. Per the Letter of Intent, this project is anticipated to provide approximately 50 opportunities for employment.

The applicant acknowledges this request to approve this Site Plan is for only a portion of the entire parcel. This project is in final stages of pre-development to be able to submit for building permits. It is anticipated that applications for Development Review and Building Permits on this project will be ready for submission within the next 30 - 90 days.

There are several more projects also in development, but not yet in the same stage of readiness as the project of this submittal. The applicant will submit updated Site Plans.

Staff Comments:

This project is substantially in conformance with the Conceptual PAD Site Plan as approved in September 2018.

PAD History	
PAD Rezone was approved on based on Conceptual Site Plan, via Ordinance 2018-A437	9/6/2018
Final Site Plan Approval for RV Storage	2/20/2020
Final Site Plan Approval for Marriott Hotel, Self-Storage Site, and (Possible) Public Works Facility, via Resolution 2022-1086	3/17/2022

Application for Final Site Plan Approval for UPS Facility received.	2/23/2023
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Recommended Action (Motion): Motion for Site Plan Approval to the Mayor and Council for Partial Development of Verde Commercial property zoned C2-PAD (Commercial: General Sales and Service - Planned Area Development). Site plan includes a 12,800 square foot UPS Logistics Center on Parcel 403-22-035P, Camp Verde, Yavapai County, Arizona.



ORDINANCE 2018 A437

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA FOR A ZONING MAP CHANGE FROM R1L-70 (RESIDENTIAL: SINGLE FAMILY RESIDENTIAL LIMITED, 70,000 SQUARE-FOOT MINIMUM LOT SIZE) AND C2 (COMMERCIAL: GENERAL SALES AND SERVICE) TO C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICE, PLANNED AREA DEVELOPMENT) FOR A PROPOSED MIXED-USE PROJECT. THE PROPERTY IS APPROXIMATELY 81 ACRES AND IS LOCATED AT HOMESTEAD PARKWAY AND STATE ROUTE 260, PARCEL NOS. 403-22-035A AND 403-22-035H, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600(C)(1) of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

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

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

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

Section 1. The Town Council hereby finds as follows:

- A.** A request for **Zoning Map Change 2018-0278** was filed by Krishan Ginige, Agent for the property owners, to rezone the subject parcels R1L-70 (RESIDENTIAL: SINGLE FAMILY RESIDENTIAL LIMITED, 70,000 SQUARE-FOOT MINIMUM LOT SIZE) AND C2 (COMMERCIAL: GENERAL SALES AND SERVICE) TO C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICE, PLANNED AREA DEVELOPMENT) FOR the following described real property: The legal description is attached as exhibit "A". The above described parcel contains an area of approximately 81 acres.

- B. The Planning & Zoning Commission reviewed the request on August 9, 2018 in a public hearing that was advertised and posted according to state law and recommended approval of Zoning Map Change 2018-0278.
- C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The Waiver of Diminution of Value Claim has been signed by the property owners and is attached as exhibit "B".

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

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

In the event of non-compliance with any of the above conditions, the zoning designation for the described properties may revert from C2-PAD (COMMERCIAL: GENERAL SALES & SERVICES, PLANNED AREA DEVELOPMENT) back to the original designation of R1L-70 (RESIDENTIAL: SINGLE FAMILY LIMITED, 70,000 SQUARE-FOOT MINIMUM LOT SIZE) AND C2, COMMERCIAL: GENERAL SALES & SERVICES in accordance with the procedures set forth in ARS §9-462.01(E).

Section 3. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 5TH DAY OF SEPTEMBER, 2018.



Charles German - Mayor

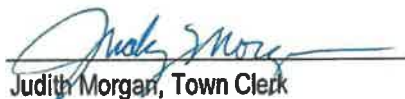
Date: 9.6.2018

Approved as to form:



Bill Sims - Town Attorney

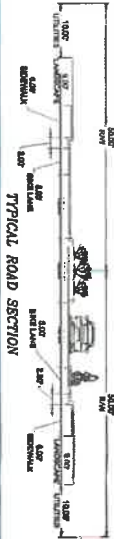
Attest:


Judith Morgan, Town Clerk

Exhibits on file in Clerk's Office

VERDE COMMERCIAL, LLC

CONCEPTUAL SITE PLAN
 APN 403-22-035H & 403-22-035A
 CAMP VERDE, ARIZONA



- A POSSIBLE GAS STATION OR SIMILAR USE
- B POSSIBLE OFFICE SPACE/ROCKERY OR SIMILAR USE
- C POSSIBLE LARGE COMMERCIAL STORAGE, OUTDOOR RECREATION OR SIMILAR USE
- D POSSIBLE RESTAURANT, HOTEL, ASSISTED LIVING OR SIMILAR USE
- E RESIDENTIAL DEVELOPMENT OR SIMILAR USE
- F DRAINAGE/OPEN SPACE OR SIMILAR USE



PREPARED BY: NOT YET DETERMINED, THE ARCHITECT, ARCHITECT

CLIENT: VERDE COMMERCIAL, LLC

PROJECT: CONCEPTUAL SITE PLAN EXHIBIT

DATE: 04/20/23

SCALE: AS SHOWN

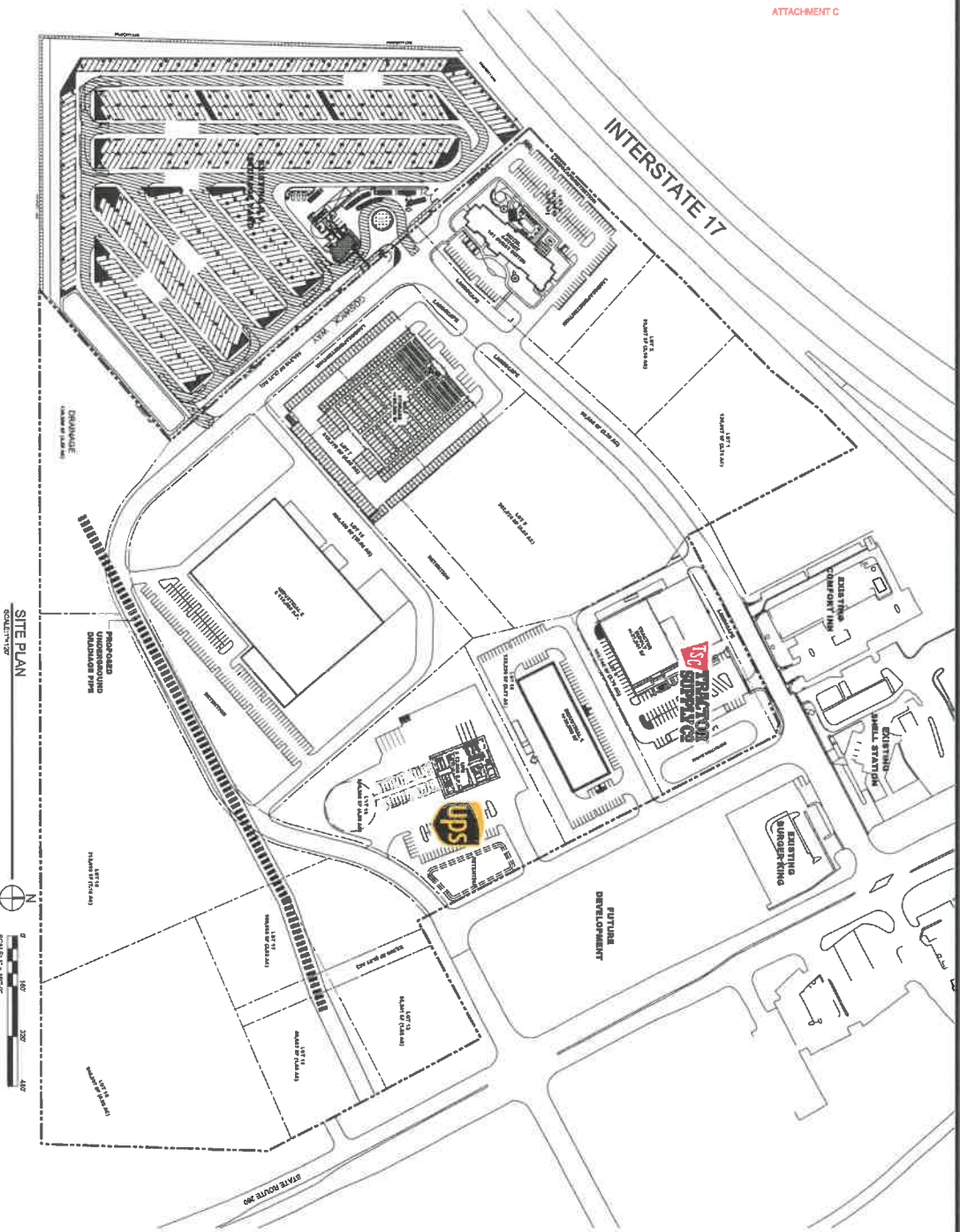
PROJECT NO.: 18-000113

DATE: 04/20/23

PROJECT NO.: 18-000113

DATE: 04/20/23

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VERDE VALLEY MASTER SITE PLAN
 162 NORTH GOSWICK WAY
 CAMP VERDE, AZ
 02.17.2023
 PROJECT NO.: 21069



SITE DATA	
PLAN:	403-200300
SOUND:	CHAMP
USE:	RETAIL STORAGE, HOTEL, GOVERNMENTAL
SITE AREA (SQ. FEET):	229,944 SF (2.67 A) AC
LOT 1:	150,997 SF (3.47 A) AC
LOT 2:	14,208 SF (0.33 A) AC
LOT 3:	202,714 SF (4.64 A) AC
LOT 4:	153,829 SF (3.53 A) AC
LOT 5:	30,246 SF (0.70 A) AC
LOT 6:	49,748 SF (1.13 A) AC
LOT 7:	146,508 SF (3.33 A) AC
LOT 8:	49,397 SF (1.13 A) AC
LOT 9:	146,298 SF (3.32 A) AC
LOT 10:	146,298 SF (3.32 A) AC
LOT 11:	146,298 SF (3.32 A) AC
LOT 12:	146,298 SF (3.32 A) AC
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LOT 99:	146,298 SF (3.32 A) AC
LOT 100:	146,298 SF (3.32 A) AC

PROJECT TEAM

ARCHITECT: UPWARD ARCHITECTS
 1100 W. 100th AVE., SUITE 110
 FARGO, ND 58103-1422
 TEL: 701.735.4222
 FAX: 701.735.4222
 WWW: www.upwardarchitects.com
 CONTACT: Justin Oberg
 PROJECT: Camp Verde

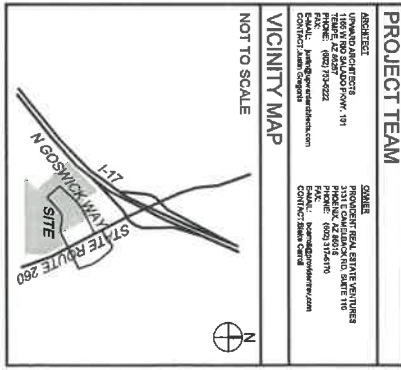
OWNER: VERDE VALLEY DEVELOPMENT
 3011 E. CAMP VERDE BLVD., SUITE 110
 CAMP VERDE, AZ 86004
 TEL: 928.288.1111
 FAX: 928.288.1111
 WWW: www.verdevalleydevelopment.com
 CONTACT: Steve Cervel

ENGINEER: JAMES H. HARRIS & ASSOCIATES
 1100 W. 100th AVE., SUITE 110
 FARGO, ND 58103-1422
 TEL: 701.735.4222
 FAX: 701.735.4222
 WWW: www.jhharrisharris.com
 CONTACT: Steve Cervel

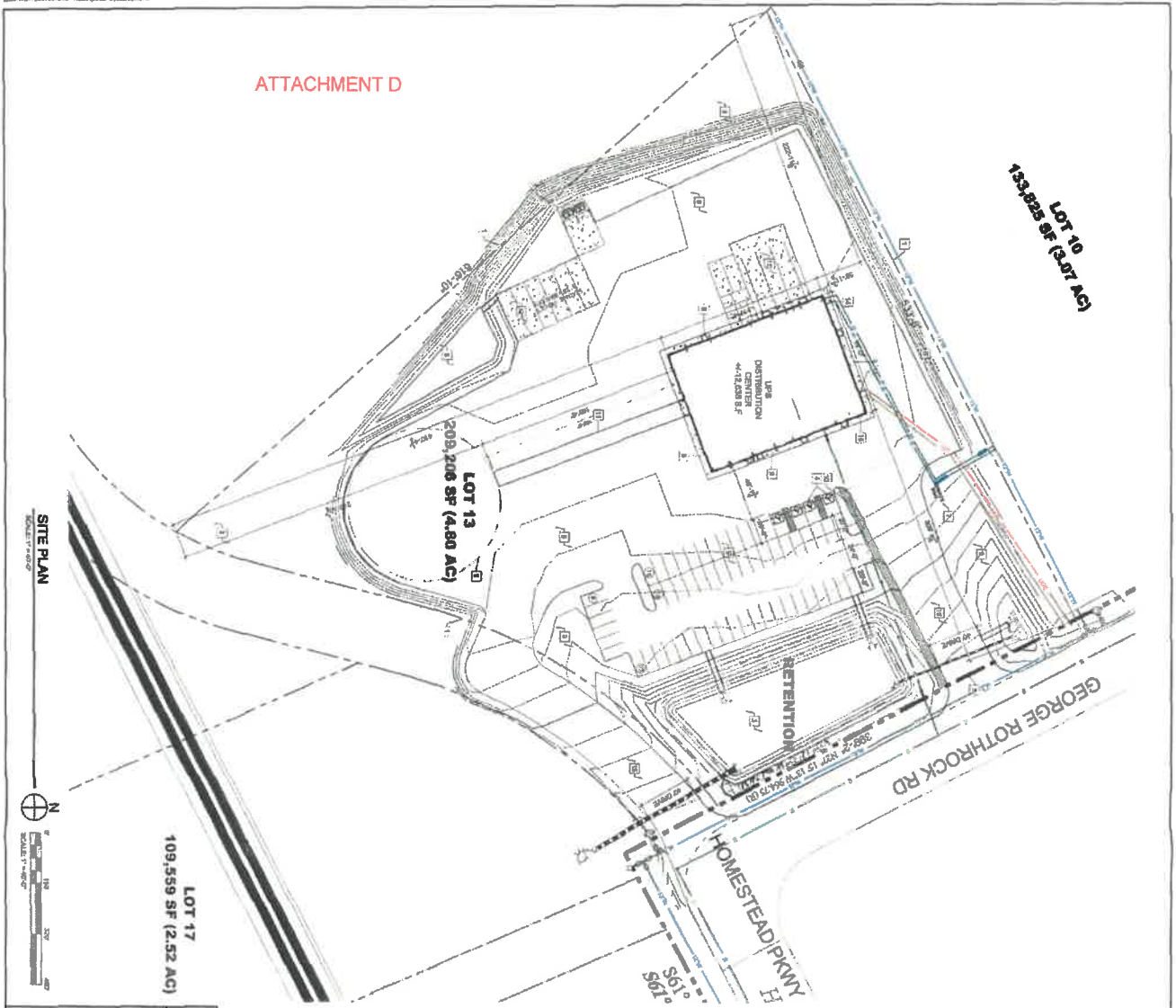
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LANDSCAPE ARCHITECT: JAMES H. HARRIS & ASSOCIATES
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CONTRACTOR: JAMES H. HARRIS & ASSOCIATES
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 WWW: www.jhharrisharris.com
 CONTACT: Steve Cervel



ATTACHMENT D



CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

NOTE: ALL SITE IMPROVEMENTS SHALL BE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CRITERIA.

- 1. All site improvements shall be designed in compliance with the following criteria.
- 2. All site improvements shall be designed in compliance with the following criteria.
- 3. All site improvements shall be designed in compliance with the following criteria.
- 4. All site improvements shall be designed in compliance with the following criteria.
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 20. All site improvements shall be designed in compliance with the following criteria.



- SCOPE OF WORK:**
- 1. PREPARE A SITE PLAN FOR THE PROPOSED DEVELOPMENT.
 - 2. CONDUCT A FIELD SURVEY OF THE SITE TO DETERMINE EXISTING CONDITIONS.
 - 3. PREPARE A RETENTION POND DESIGN TO MEET THE REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT.
 - 4. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL STRUCTURES, DRIVEWAYS, AND UTILITY LINES.
 - 5. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL IMPROVEMENTS, INCLUDING PAVEMENT, CURBS, AND SIGNAGE.
 - 6. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL UTILITIES, INCLUDING WATER, SEWER, AND GAS.
 - 7. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL TREES AND OTHER NATURAL FEATURES.
 - 8. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED DRIVEWAYS.
 - 9. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED SIDEWALKS AND BIKEWAYS.
 - 10. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED SIGNAGE.
 - 11. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED LIGHTING.
 - 12. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED FENCES AND SECURITY FEATURES.
 - 13. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED LANDSCAPING.
 - 14. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED AMBULANCE ACCESSIBLE ROUTES.
 - 15. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES.
 - 16. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED PRIVATE UTILITIES.
 - 17. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES.
 - 18. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED FLOOD CONTROL MEASURES.
 - 19. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED SLOPE STABILIZATION MEASURES.
 - 20. PREPARE A SITE PLAN THAT SHOWS THE LOCATION OF ALL EXISTING AND PROPOSED SOIL EROSION CONTROL MEASURES.



- KEY PLAN:**
- 1. RETENTION POND
 - 2. UPS DISTRIBUTION CENTER
 - 3. DRIVEWAY
 - 4. SIDEWALK
 - 5. BIKEWAY
 - 6. FENCE
 - 7. SIGNAGE
 - 8. LIGHTING
 - 9. FLOOD CONTROL
 - 10. EROSION CONTROL
 - 11. SOIL EROSION CONTROL
 - 12. SLOPE STABILIZATION
 - 13. PRIVATE UTILITIES
 - 14. PUBLIC UTILITIES
 - 15. AMBULANCE ACCESSIBLE ROUTES
 - 16. LANDSCAPING
 - 17. TREES
 - 18. DRIVEWAYS
 - 19. SIDEWALKS
 - 20. BIKEWAYS

SITE PLAN GENERAL NOTES

1. ALL UTILITIES SHOWN ON THIS SITE PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES SHOWN ON THIS SITE PLAN AND HAS FOUND THEM TO BE CORRECT. HOWEVER, THE DESIGNER HAS NOT CONDUCTED AN ELECTRICITY SURVEY OR A FLOOD STUDY OF THE SITE.
2. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
3. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
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14. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
15. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
16. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
17. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
18. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
19. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.
20. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN GOOD CONDITION. THERE ARE NO MAJOR OBSTACLES TO THE DEVELOPMENT OF THE SITE.

OWNER: VERDE VALLEY - UPS
DATE: FEB 13 2022
PROJECT DESCRIPTION: SITE PLAN FOR UPS DISTRIBUTION CENTER
SCALE: 1/8" = 1'-0"

VERDE VALLEY - UPS
 LOT 13 - 151 N GOSSEY HWY
 03/15/2023

UPWARRI ARCHITECT
 1000 N GOSSEY HWY
 SUITE 100
 GOSSEYVILLE, MO 64743
 (660) 477-1110
 www.upwarrichitect.com

RECEIVED
 FEB 13 2022

CONSULTANT

L. PAD (Planned Area Development)

The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

- 1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations). The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.
- 2) Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
 - a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
 - b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
 - c. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
 - d. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred
- 3) PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves

any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:

- a. An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
- b. A change in zoning boundaries.
- c. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.

4) PAD Minor Amendments:

- a. All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment.
- b. A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
- c. The request will be routed for comment to any affected Town departments or other agencies for comment.

Table 2-12: PAD Dimensional Standards

Zoning District	"PAD"
Minimum Lot Area (sq.ft.)	Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Yavapai County Print Parcel

	Parcel ID	Check Digit
	403-22-035P	7
	Owner	
	Owner's Mailing Address	
	N/A N/A, N/ N/A	
	Secondary Owner	
	Recorded Date	
	N/A	
	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
0	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-PAD	
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	2024	2023
Assessed Value(ALV)	\$	\$
Limited Value(LPV)	\$0	\$0
Full Cash(FCV)	\$0	\$0
Legal Class	Mixed	Mixed
Assessment Ratio	0%	0%
Usage Code	N/A ?	N/A ?
Taxes		
Tax Area Code	2022 Taxes Billed	
2872	\$	
Recorded Documents & Sales (0)		
No Recorded Documents were found.		
<p>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.</p> <p>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.</p>		

February 06, 2022

To Whom It May Concern:

We are proposing to process an application for construction of a new ground-up UPS facility. The owner currently owns approximately sixty-seven (67) acres in size in the vicinity of the intersection of Route 17 and State Route 260. The parcel number(s) for this project is 403-22-035J and is approximately 4.08 acres in size. The property is currently vacant. We are proposing to develop this property for the purposes of constructing and operating a 12,848 SF UPS facility with some office spaces. The business will operate year-round, Monday through Friday from 3:00am to 11:15pm. Staffing is planned at 51 employees with 44 overlapping in 2024. The property will be landscaped with a variety of trees and bushes.

Sincerely,

Delia Martinez
Project Manager

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281

Office: 602.753.5222

Revised 06/05/18

CO-PAD
NO

Application #: 20230102



Land Use Application Form

RECEIVED
FEB 23 2023

1. Application is made for:

Zoning Map Change
Conceptual Plan Review

PAD Final Site Plan Review

Street Abandonment

Administrative Review

Development Standards Review (Commercial)

Use Permit
Preliminary Plat
Variance

Minor Land Division

Lot Line Adjustment

Other: _____

Temporary Use Permit
Final Plat

Appeal

Wireless Tower

Zoning Verification

2. Project Name: UPS at Verde Valley

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

Owner Name: Blake Carroll

Address: 3131 E. Camelback Rd. Ste. 110

City: Phoenix State: AZ Zip: 85016

Phone: 602.317.6170

E-mail: bcarroll@providentrev.com

Applicant Name: Delia Martinez

Address: 1155 W. Rio Salado Pkwy. Ste. B-101

City: Tempe State: AZ Zip: 85281

Phone: 716.225.6319

E-Mail: delia@upwardarchitects.com

4. Property Description: Parcel Number APN:403-22-035 Acres: 4.80

Address or Location: 162 N. Goswick Way, Camp Verde, AZ 86322

Existing Zoning: Commercial Existing Use: Undeveloped

Proposed Zoning: Commercial Proposed Use: S-1, B - Business

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

This project consists a new ground up 12,838 SF metal building that will house a UPS facility. The scope of work includes all new underground utilities, civil work, landscape, and the metal building.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land effected by this application and hereby consent to this action. I have also attached a completed Permit to Enter form for consent to access the property regarding this action.

Owner: [Signature] Date: 02.22.2023

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 02.22.2023



Town of Camp Verde

Community Development

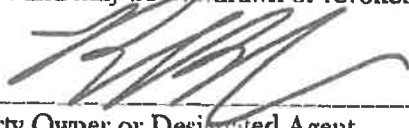
◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322

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

PERMISSION TO ENTER PROPERTY

APPLICATION #: _____ PARCEL NO: APN:403-22-035J
PROPERTY ADDRESS: 162 N. Goswick Way, Camp Verde, AZ 86322
PROPERTY OWNER'S NAME: Blake Carroll
ADDRESS: 3131 E. Camelback Rd. Ste. 110, Phoenix, AZ 85016
PHONE NO.: 602.317.6170

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.



Property Owner or Designated Agent

02.22.2023

Date

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



Agenda Report Form – Section I

Meeting Date: Planning and Zoning Commission; Thursday, March 23, 2023

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

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title: Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council for approval of Final Site Plans for two (2) development sites located within High View at Boulder Creek Planned Area Development (PAD), zoned C3-PAD (Commercial: Heavy Commercial – Planned Area Development) and C2-PAD (Commercial: General Sales and Service – Planned Area Development), specifically Site Plans for Zane Grey at High View RV Park located on parcel 403-15-003V, Zane Grey at High View Multi-Family and Commercial on parcel 403-15-003U, Camp Verde, Yavapai County, Arizona.

Staff Resource: Cory Mulcaire

List Attached Documents:

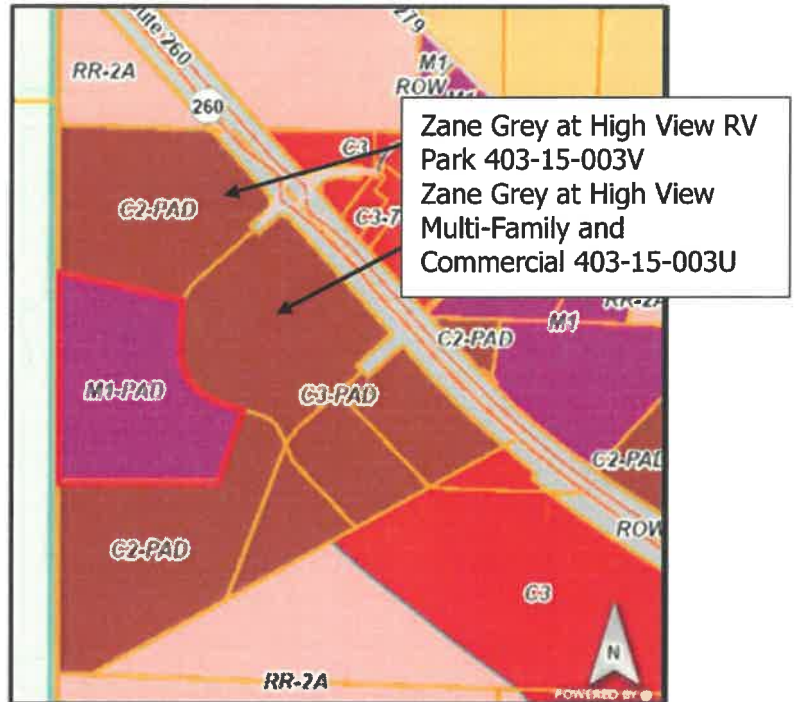
- A. Ordinance 2019-A445, Original PAD
- B. Ordinance 2021-A461, Amended PAD
- C. May 2019, Approved Site Plan
- D. October 2022, Updated Master Site Plan of entire PAD
- E. Zane Grey at High View RV Park Site Plan
- F. Zane Grey at High View Multi-Family and Commercial Site Plan
- G. C2 Zoning Criteria
- H. C3 Zoning Criteria
- I. PAD (Planned Area Development) PAD
- J. GIS Data
- K. Zoning Map with APN #s
- L. Application

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 10 minutes

Request Summary: Applicant requests review and recommendation to the Mayor and Common Council for Final Site Plan approval of two (2) projects which are a part of High View at Boulder Creek Planned Area Development (PAD).

1. Zane Grey at High View RV Park is located on a 36 +/- acre parcel 403-15-003V. The development includes 248 RV spaces, a clubhouse/office and other amenities.
2. Zane Grey at High View Multi-Family and Commercial is located on parcel 403-15-003U which is 36 +/- acres. Development consists of 474 residential units and four (4) commercial buildings that total 31,319 square feet of retail space.



Background Information: High View at Boulder Creek, approximately 185 acres, was conditionally approved as a C2-PAD Master Planned Community via Ordinance 2019-A445 in May of 2019 (attachment A).

In March of 2021, this PAD was amended via Ordinance 2021-A461, from C2-PAD to be a mixed zone PAD which now includes:

- (1) M1 parcel; 403-15-003W
- (4) C3 parcels; 403-15-009A, 403-15-009B, 403-15-009C, and 403-15-003U
- (2) C2 parcels; 403-15-003X and 403-15-003V

See GIS-Zoning image above and Attachment J for APN #s and current zoning configuration of this PAD.

Both ordinance approvals for this PAD were based upon conceptual site plans and require final site plan recommendations from the Planning and Zoning Commission and approval by the Town Council. Ordinance 2021-A461 (attachment B) specifically states:

"All future developments within the Planned Area Development will require the approval by the Town Council of a Final Site Plan to be reviewed by the Planning and Zoning Commission, and approved by the Town of Camp Verde Town Council as required by the Town of Camp Verde Planning and Zoning Ordinance and Subdivision Regulations Section 203 L.2 PAD (Planned Area Development), Scope, and Site Plan requirements, Section 400 D.1 Submittals, prior to issuance of any building permits."

Both of these projects are in the predevelopment review process called Development Review Standards. The RV Park meets all C2 zoning criteria, and the multi-family/commercial development meets all C3 zoning criteria.

Brief Overview History of PAD:
• Application for Zoning Map Change from RR-2A & C3 to a C2-PAD, March 2019
• Ordinance 2019-A445 rezone to C2-PAD, Signed May 23, 2019
• Application to amend C2-PAD for some of the PAD parcels to C3-PAD and M1-PAD, November 2020
• Ordinance 2021-A461 , Major PAD Amendment - Signed March 17, 2021
• Application to amend PAD to include an additional M1-PAD; September 2021 (WITHDRAWN)
• Request for Final Site Plan approval from P&Z for 3 projects, November 3, 2022
• Request for Major PAD Amendment approval from P&Z on January 19, 2023 (not yet scheduled for Council review)

Discussion Detail:

Projects that were previously approved, via Resolution 2022-1097 are, a RV service center, a RV storage facility and a mini storage.

The projects that are currently in for Final Site Plan approval include:

1. Zane Grey at High View RV Park (Site Plan attachment G) is a 36 +/- acre development located on parcel 403-15-003V. The RV park consists of 260 RV spaces, 180, 35x65 pull through spaces and 80, 30X50 perimeter spaces. Other amenities include:
 - a. Pickle Ball/Tennis Courts
 - b. Shuffleboard Area
 - c. Pool/Spa
 - d. Building
 - i. Laundry Facilities
 - ii. Game Room
 - iii. Meeting Rooms
 - iv. Store
 - e. Playground

The applicant requested concurrent review of the Final Site Plan while they proceeded at their own risk through Development Standards Review. Application for Development Standards Review was received in May of 2022 and approved in February 28, 2023. The RV Park was designed and will be built to C2 zoning criteria.

2. Zane Grey at High View Multi-family and Commercial (Site Plan attachment H) is a 36 +/- acre parcel, 403-19-003U. The development consists of the following:

- a. Multi-Family 474 units
 - i. 165 - 3-bedroom units
 - ii. 123 - 2-bedroom units
 - iii. 186 - Efficiency units
- b. Commercial
 - i. Building A - 9,271 SQ FT
 - ii. Building B - 3,744 SQ FT
 - iii. Building C - 3,203 SQ FT
 - iv. Building D - 5,155 SQ FT

The applicant requested concurrent review of the Final Site Plan while they proceeded at their own risk through Development Standards Review. Application for Development Standards Review was received in May of 2022. As of the writing of this staff report, review and approval were anticipated to be completed on March 21, 2023. The multi-family and commercial development was designed and will be built to C3 zoning criteria.

The applicant acknowledges the request to approve these Site Plan(s) are only for a portion of the entire PAD. See Attachment C for the current Master Site Plan for the PAD which also shows the planned future development.

As seen on the October 2022 Updated Site Plan, there are other projects in development for this PAD, however, they are not yet at the same stage of readiness as these projects. The applicant will submit updated Site Plans for review and approval of these future projects in the coming months.

Staff Comments:

This project is substantially in conformance with the original PAD approval, along with the November 2020, PAD Amendment.

Recommended Action: Motion to recommend to the Mayor and Common Council for approval of Final Site Plans for two (2) development sites located within High View at Boulder Creek Planned Area Development (PAD), zoned C3-PAD (Commercial: Heavy Commercial – Planned Area Development) and C2-PAD (Commercial: General Sales and Service – Planned Area Development), specifically Site Plans for Zane Grey at High View RV Park located on parcel 403-15-003V, Zane Grey at High View Multi-Family and Commercial on parcel 403-15-003U, Camp Verde, Yavapai County, Arizona.



ORDINANCE 2019 A445

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA FOR A ZONING MAP CHANGE FROM RR-2A (RURAL RESIDENTIAL, 2-ACRE MINIMUM LOT SIZE) AND C3 (COMMERCIAL: HEAVY COMMERCIAL) TO A PLANNED AREA DEVELOPMENT (PAD) WITH C2 (COMMERCIAL: GENERAL SALES & SERVICE) ZONING FOR A PROPOSED MIXED-USE MASTER PLANNED COMMUNITY. THE PROPERTY IS APPROXIMATELY 185 ACRES, LOCATED ON THE SOUTH SIDE OF STATE ROUTE 260 AT AULTMAN PARKWAY, APN 403-16-007B, 403-16-003Q, AND 403-16-003R, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600(C)(1) of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

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

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

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

Section 1. The Town Council hereby finds as follows:

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

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

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

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

In the event of non-compliance with any of the above conditions, the zoning designation for the described properties may revert from C2-PAD (Commercial: General Commercial/Planned Area Development) back to the original designation of RR-2A (Rural Residential, 2-Acre Minimum Lot SIZE) AND C3 (Commercial: Heavy Commercial) in accordance with the procedures set forth in ARS §9-482.01(E).

Section 3. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not effect the validity of the remaining portions thereof.

Section 5. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 22ND DAY OF MAY, 2019.


Charles German - Mayor

Date: May 28, 2019

Approved as to form:

Bill Sims - Town Attorney

Attest: 
Judith Morgan, Town Clerk



ORDINANCE 2021 A481

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, FOR AN APPLICATION SUBMITTED BY HIGH VIEW, LLC, FOR A MAJOR AMENDMENT TO THE ZONING DISTRICTS FOR AN EXISTING C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICE, PLANNED AREA DEVELOPMENT), FOR THE BOULDER CREEK MASTER PLAN. THE REQUEST IS TO INCLUDE C3 (COMMERCIAL: HEAVY COMMERCIAL) AND M1 (INDUSTRIAL: GENERAL) DISTRICTS WITHIN THE MASTER PLAN TO ALLOW FOR A BROADER RANGE OF LAND USES. THE PROPERTY IS LOCATED ON PARCELS 403-15-003T, 403-15-003U, 403-15-003V, 403-15-003W, AND 403-15-003X (FORMERLY 403-15-003S), IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600(C)(1) of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

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

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

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

Section 1. The Town Council hereby finds as follows:

- A.** A request for a Major Amendment to an existing C2-PAD was filed by Dugan McDonald, property owner, to include C3 (Commercial: Heavy Commercial) and M1 (Industrial: General) to a Planned Area Development (PAD) with C2 (Commercial: General Sales & Service) zoning to allow a broader range of land uses within the Boulder Creek Master Planned Community.
- B.** The new land uses, zoning designations, and land survey are attached as Exhibit "A".
- C.** The Planning & Zoning Commission reviewed the request on January 14, 2021, in a public hearing that was advertised and posted according to state law, and recommended approval of the application.

- C. The proposed Major Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The Waiver of Diminution of Value Claim has been signed by the property owner and is attached as Exhibit "B".

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

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

Section 3. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.


Section 5. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 3RD DAY OF FEBRUARY, 2021.

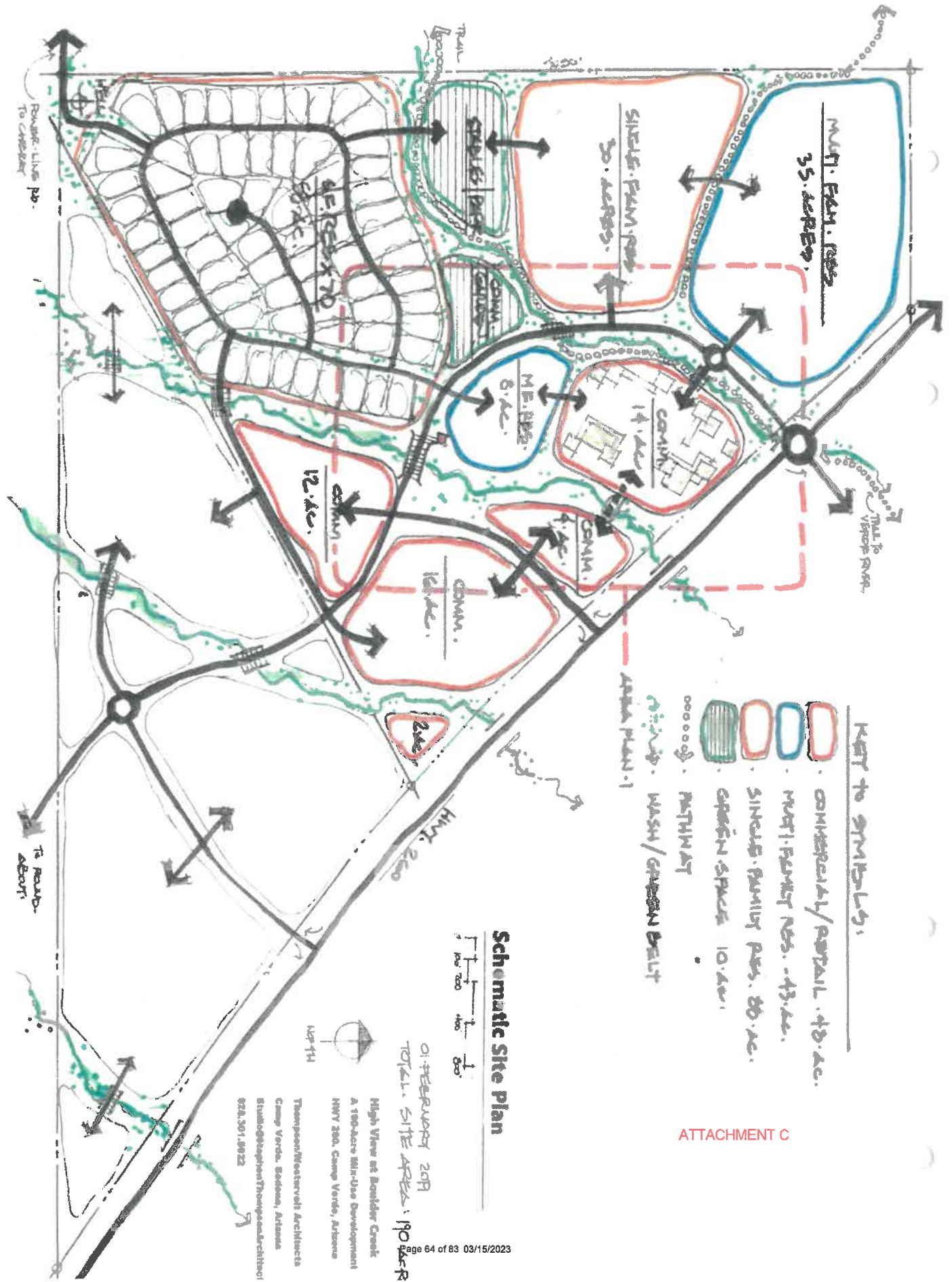

Dee Jenkins, Mayor

Date: March 17, 2021

Approved as to form:


Town Attorney

Attest: 
Cindy Remberton, Town Clerk



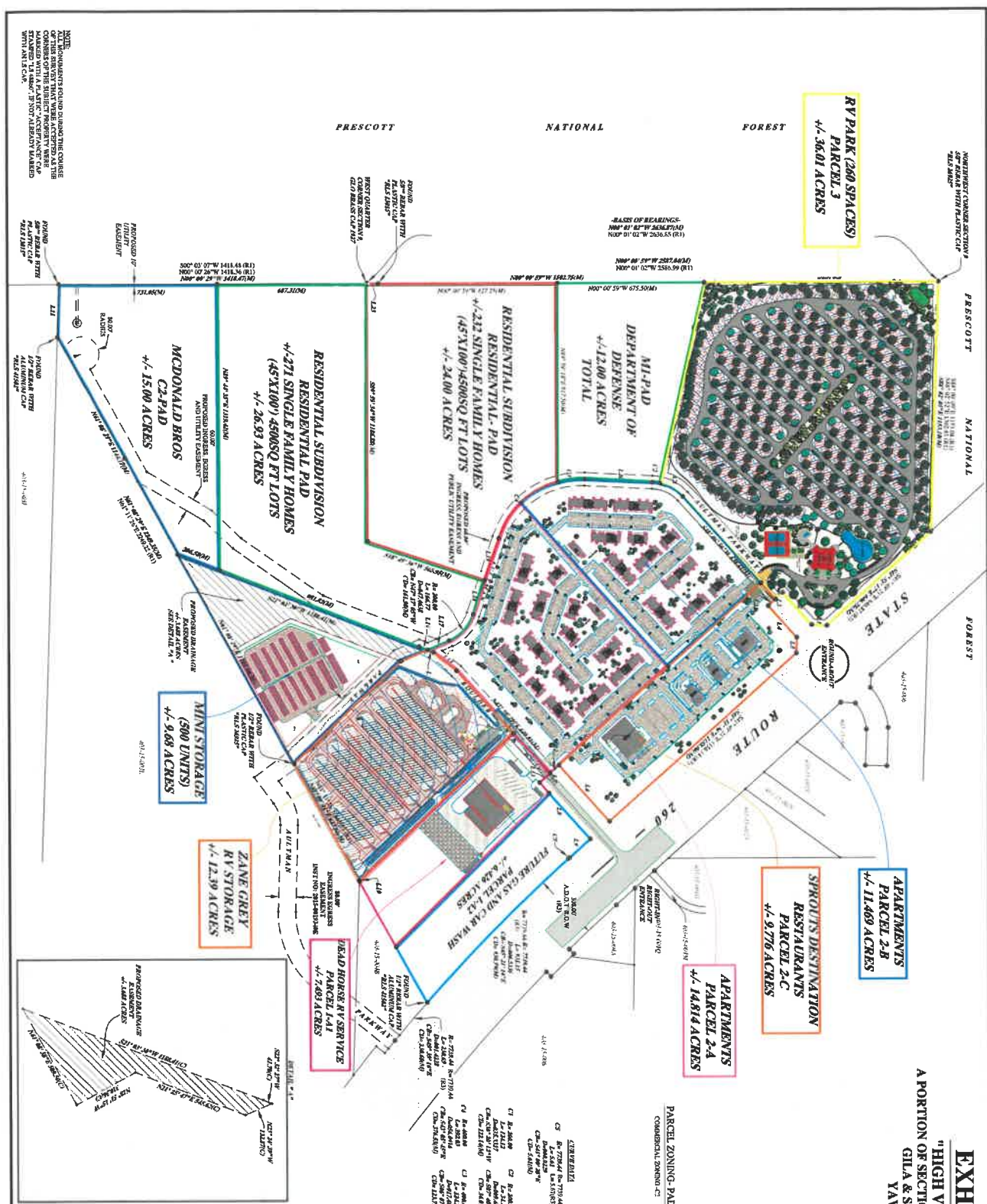
ATTACHMENT C

ATTACHMENT D

EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK"

A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA



- LEGEND:**
- INDICATES MINNO GOVERNMENT MONUMENT AS NOTED
 - INDICATES BOUND MONUMENT AS NOTED
 - INDICATES SET-UP BEARS WITH PLASTER CONCRETE 1/2" ABOVE
 - INDICATES MINNO ADJUT. ALTIMETER CO.
 - INDICATES CALCULATED POSITION
 - INDICATES EXISTING EMBANKMENT
 - INDICATES EXISTING SERVICE
 - INDICATES MEASURED FIELD DIMENSION
 - INDICATES CALCULATED DIMENSION
 - INDICATES EMBANKMENT AS NOTED

LINE TABLE

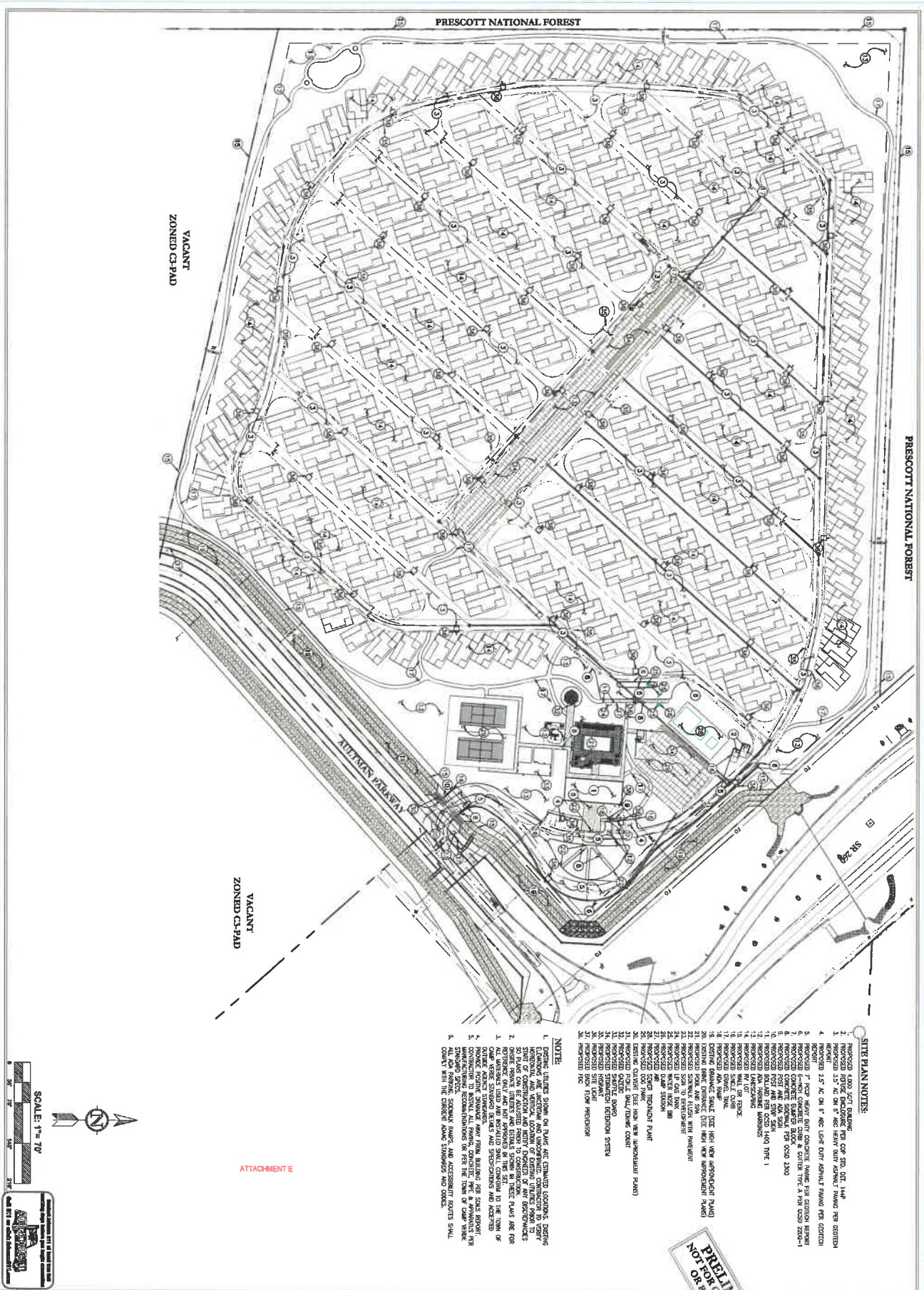
LINE NO.	DESCRIPTION	BEARING	DISTANCE
L1	N 0° 00' 00" W	1.00	1.00
L2	S 89° 59' 59" E	1.00	1.00
L3	N 0° 00' 00" W	1.00	1.00
L4	S 89° 59' 59" E	1.00	1.00
L5	N 0° 00' 00" W	1.00	1.00
L6	S 89° 59' 59" E	1.00	1.00
L7	N 0° 00' 00" W	1.00	1.00
L8	S 89° 59' 59" E	1.00	1.00
L9	N 0° 00' 00" W	1.00	1.00
L10	S 89° 59' 59" E	1.00	1.00
L11	N 0° 00' 00" W	1.00	1.00
L12	S 89° 59' 59" E	1.00	1.00
L13	N 0° 00' 00" W	1.00	1.00
L14	S 89° 59' 59" E	1.00	1.00
L15	N 0° 00' 00" W	1.00	1.00
L16	S 89° 59' 59" E	1.00	1.00
L17	N 0° 00' 00" W	1.00	1.00
L18	S 89° 59' 59" E	1.00	1.00
L19	N 0° 00' 00" W	1.00	1.00
L20	S 89° 59' 59" E	1.00	1.00
L21	N 0° 00' 00" W	1.00	1.00
L22	S 89° 59' 59" E	1.00	1.00
L23	N 0° 00' 00" W	1.00	1.00
L24	S 89° 59' 59" E	1.00	1.00
L25	N 0° 00' 00" W	1.00	1.00
L26	S 89° 59' 59" E	1.00	1.00
L27	N 0° 00' 00" W	1.00	1.00
L28	S 89° 59' 59" E	1.00	1.00
L29	N 0° 00' 00" W	1.00	1.00
L30	S 89° 59' 59" E	1.00	1.00
L31	N 0° 00' 00" W	1.00	1.00
L32	S 89° 59' 59" E	1.00	1.00
L33	N 0° 00' 00" W	1.00	1.00
L34	S 89° 59' 59" E	1.00	1.00
L35	N 0° 00' 00" W	1.00	1.00
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L37	N 0° 00' 00" W	1.00	1.00
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L39	N 0° 00' 00" W	1.00	1.00
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L49	N 0° 00' 00" W	1.00	1.00
L50	S 89° 59' 59" E	1.00	1.00
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L52	S 89° 59' 59" E	1.00	1.00
L53	N 0° 00' 00" W	1.00	1.00
L54	S 89° 59' 59" E	1.00	1.00
L55	N 0° 00' 00" W	1.00	1.00
L56	S 89° 59' 59" E	1.00	1.00
L57	N 0° 00' 00" W	1.00	1.00
L58	S 89° 59' 59" E	1.00	1.00
L59	N 0° 00' 00" W	1.00	1.00
L60	S 89° 59' 59" E	1.00	1.00
L61	N 0° 00' 00" W	1.00	1.00
L62	S 89° 59' 59" E	1.00	1.00
L63	N 0° 00' 00" W	1.00	1.00
L64	S 89° 59' 59" E	1.00	1.00
L65	N 0° 00' 00" W	1.00	1.00
L66	S 89° 59' 59" E	1.00	1.00
L67	N 0° 00' 00" W	1.00	1.00
L68	S 89° 59' 59" E	1.00	1.00
L69	N 0° 00' 00" W	1.00	1.00
L70	S 89° 59' 59" E	1.00	1.00
L71	N 0° 00' 00" W	1.00	1.00
L72	S 89° 59' 59" E	1.00	1.00
L73	N 0° 00' 00" W	1.00	1.00
L74	S 89° 59' 59" E	1.00	1.00
L75	N 0° 00' 00" W	1.00	1.00
L76	S 89° 59' 59" E	1.00	1.00
L77	N 0° 00' 00" W	1.00	1.00
L78	S 89° 59' 59" E	1.00	1.00
L79	N 0° 00' 00" W	1.00	1.00
L80	S 89° 59' 59" E	1.00	1.00
L81	N 0° 00' 00" W	1.00	1.00
L82	S 89° 59' 59" E	1.00	1.00
L83	N 0° 00' 00" W	1.00	1.00
L84	S 89° 59' 59" E	1.00	1.00
L85	N 0° 00' 00" W	1.00	1.00
L86	S 89° 59' 59" E	1.00	1.00
L87	N 0° 00' 00" W	1.00	1.00
L88	S 89° 59' 59" E	1.00	1.00
L89	N 0° 00' 00" W	1.00	1.00
L90	S 89° 59' 59" E	1.00	1.00
L91	N 0° 00' 00" W	1.00	1.00
L92	S 89° 59' 59" E	1.00	1.00
L93	N 0° 00' 00" W	1.00	1.00
L94	S 89° 59' 59" E	1.00	1.00
L95	N 0° 00' 00" W	1.00	1.00
L96	S 89° 59' 59" E	1.00	1.00
L97	N 0° 00' 00" W	1.00	1.00
L98	S 89° 59' 59" E	1.00	1.00
L99	N 0° 00' 00" W	1.00	1.00
L100	S 89° 59' 59" E	1.00	1.00

JOB HIGH VIEW
DATE: 08/05/2022
DRAWN BY: DSANSHEET: 1 OF 1

HERITAGE
LAND SURVEYING & MAPPING INC.
SHANEVA WALKER, R.L.S.
PO BOX 528
CANTON, MS 39028
(601) 569-5199

APN#4003-15-003S

NOTE:
ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS DRAWING UNLESS OTHERWISE SPECIFIED.
ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS DRAWING UNLESS OTHERWISE SPECIFIED.
ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS DRAWING UNLESS OTHERWISE SPECIFIED.



ATTACHMENT E

DATE		REVISIONS

DATE: 08/20/2015
 DRAWN BY: A.L.
 CHECKED BY: A.L.
 SCALE: 1"=70'
 CAD FILE: 2/12/2015

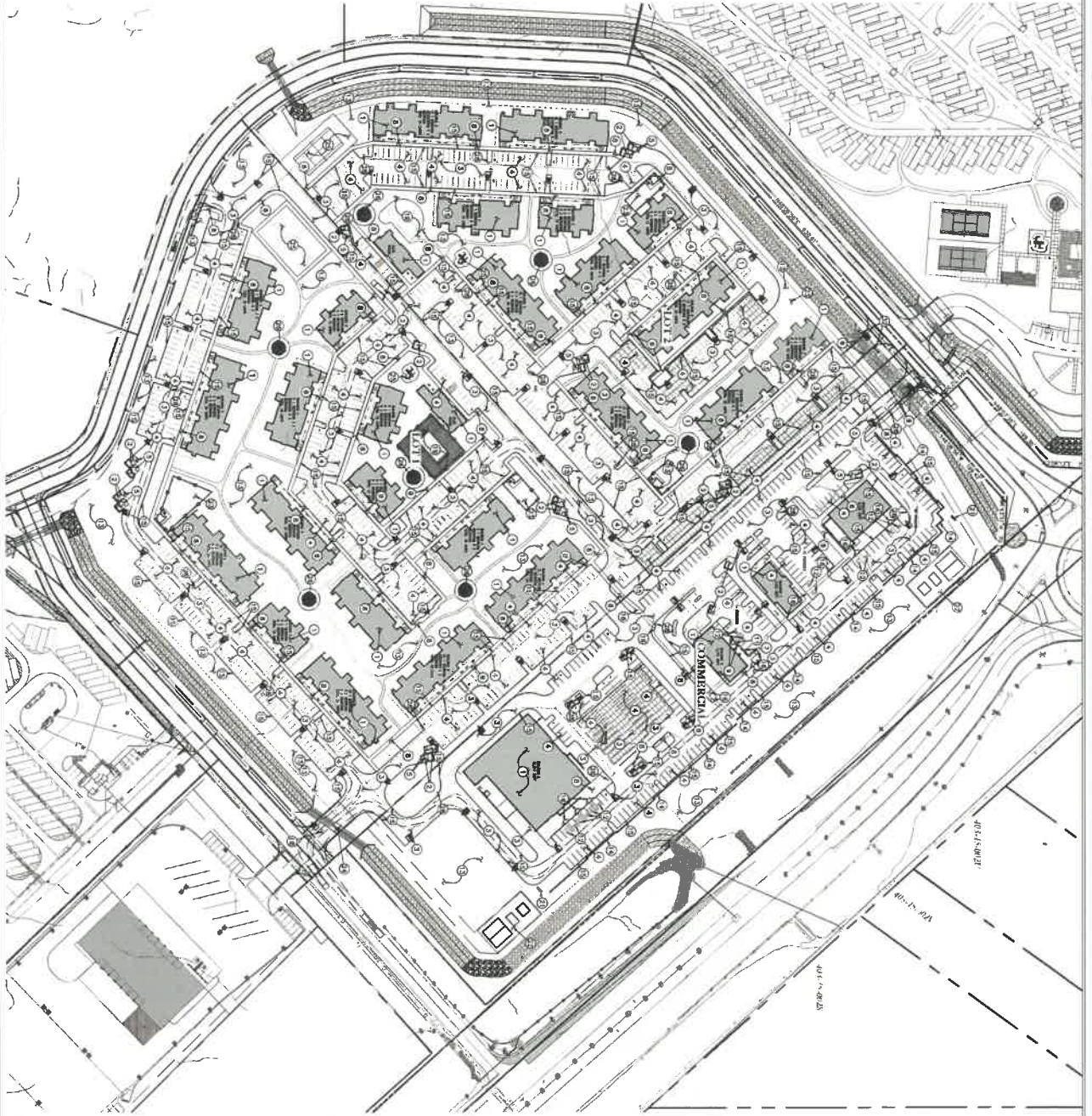
HIGH VIEW RV PARK AT BOULDER CREEK W. STATE ROUTE 260, CAMP VERDE, AZ SITE PLAN

**PRELIMINARY
 NOT FOR CONSTRUCTION**

SBL
 CONSULTING, LLC
 265-562-0800

SCALE: 1" = 70'

ATTACHMENT E



AREA

210 TOTAL UNITS: 411 UNITS PER ACRES
 100 DORMER STILLS BEHIND
 500 DORMER STILLS BEHIND
 500 DORMER STILLS BEHIND

MULTI-FAMILY BUILDING INFO

4 BLDG A 3 BLDG B 3 BLDG C 4 BLDG D
 1 BLDG E 1 BLDG F 2 BLDG G 2 BLDG H 2 BLDG I 2 BLDG J 2 BLDG K 2 BLDG L 2 BLDG M 2 BLDG N 2 BLDG O 2 BLDG P 2 BLDG Q 2 BLDG R 2 BLDG S 2 BLDG T 2 BLDG U 2 BLDG V 2 BLDG W 2 BLDG X 2 BLDG Y 2 BLDG Z

COMMERCIAL BUILDING INFO

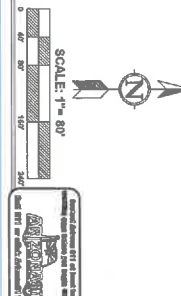
BLDG #	BLDG NAME	BLDG #	BLDG NAME
1	BLDG 1	1	BLDG 1
2	BLDG 2	2	BLDG 2
3	BLDG 3	3	BLDG 3
4	BLDG 4	4	BLDG 4
5	BLDG 5	5	BLDG 5
6	BLDG 6	6	BLDG 6
7	BLDG 7	7	BLDG 7
8	BLDG 8	8	BLDG 8
9	BLDG 9	9	BLDG 9
10	BLDG 10	10	BLDG 10
11	BLDG 11	11	BLDG 11
12	BLDG 12	12	BLDG 12
13	BLDG 13	13	BLDG 13
14	BLDG 14	14	BLDG 14
15	BLDG 15	15	BLDG 15
16	BLDG 16	16	BLDG 16
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18	BLDG 18	18	BLDG 18
19	BLDG 19	19	BLDG 19
20	BLDG 20	20	BLDG 20
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22	BLDG 22	22	BLDG 22
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24	BLDG 24	24	BLDG 24
25	BLDG 25	25	BLDG 25
26	BLDG 26	26	BLDG 26
27	BLDG 27	27	BLDG 27
28	BLDG 28	28	BLDG 28
29	BLDG 29	29	BLDG 29
30	BLDG 30	30	BLDG 30
31	BLDG 31	31	BLDG 31

NOTE:

1. EXISTING UTILITIES SHOWN ON PLANS ARE ESTIMATED LOCATIONS, DEPTHS, AND VERTICAL LOCATIONS OF EXISTING UTILITIES FROM TO THE SURFACE OF THE GROUND. THE LOCATION OF ANY UNDETERMINED UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES.

SITE PLAN NOTES:

1. PROPOSED BUILDING
 2. PROPOSED DRIVE DRIVEWAY FROM ON SITE, SET 1' FROM DRIVEWAY
 3. PROPOSED DRIVE DRIVEWAY FROM ON SITE, SET 1' FROM DRIVEWAY
 4. REPORT 2.5' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 5. REPORT 3.5' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 6. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 7. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 8. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 9. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 10. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 11. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 12. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 13. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 14. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 15. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 16. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 17. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 18. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 19. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 20. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 21. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 22. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 23. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
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 28. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 29. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 30. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE
 31. REPORT 7' AS SHOWN ON SITE PLAN, DRIVING FROM EAST SIDE



REVISIONS

NO.	DATE	DESCRIPTION

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

SP2

SITE PLAN SHEET

2 of 4

HIGH VIEW MULTI-FAMILY & COMMERCIAL

W. HIGHWAY 260, CAMP VERDE, AZ

PRELIMINARY SITE PLAN

SBL CONSULTING LLC

205-980-8800

www.sbl.com

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

1. Purpose:

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

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales (See Section 309 for outside display requirements).
- d. Automobile repair (light).
- e. Automotive service stations.
- f. Baking and confection cooking for on-site sale only.
- g. Bars, tap rooms and nightclubs.
- h. Bed and Breakfast.
- i. Bowling alleys and poolrooms.
- j. Business offices, banks and similar; including drive-through.
- k. Commercial art galleries.
- l. Commercial bath and massage.
- m. Commercial parking facilities.
- n. Community parks, playgrounds or centers.
- o. Custom service and craft shops.
- p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- q. Dwelling unit for one family on any one lot (Manufactured, Modular or Site Built). Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
- r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- s. Flood control facilities.
- t. Frozen food lockers.
- u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- w. Historical Landmarks.
- x. Home occupations (See Section 303).
- y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- z. Hotels and motels with five or more guest rooms.
- aa. Keeping of farm animals, limited (See Section 305).

ATTACHMENT 

- bb. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
 - cc. Miniature golf establishment.
 - dd. Mortuary.
 - ee. Multiple dwelling units and apartment hotels.
 - ff. Nursery schools; day care centers (child or adult).
 - gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
 - hh. Open land carnival and recreation facilities (religious & educational institutions).
 - p. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
 - ii. Personal services.
 - jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
 - kk. Private clubs and lodges operated solely for the benefit of bona fide members.
 - ll. Religious institutions (in permanent buildings).
 - mm. Restaurants and cafes, including drive-through.
 - nn. Retail sales.
 - oo. Sales (retail and wholesale) and rentals.
 - pp. Theaters, auditoriums, banquet and dance halls.
 - qq. Veterinary services.
 - rr. Water distillation and bottling for retail sales only.
 - ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
 - 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
 - 3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.
2. Uses and Structures Subject to Use Permit:
- a. Government facilities and facilities required for the provision of utilities and public services
 - b. Outdoor recreation or assembly facilities.
 - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
 - d. Transmitter stations and towers for automatic transmitting.
 - c. Revival tents and similar temporary operations (See Section 601.D).

ATTACHMENT E

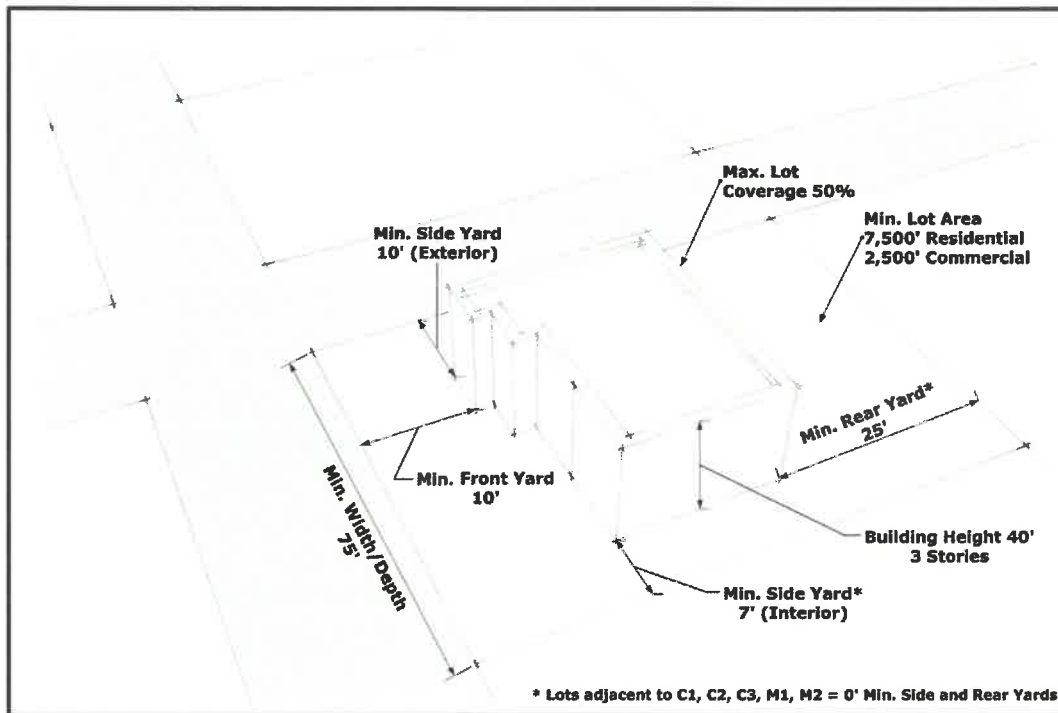
e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 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



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) (Ord 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.1.b.3).
- 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.

ATTACHMENT H

- 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. Medical Marijuana Dispensary (See Part 3 Section 304), (Definition: See Part 1 Section 103)
- kk. Miniature golf establishment.
- ll. Mortuary.
- mm. Nursery schools; day care centers (child or adult).
- nn. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- oo. Open land carnival and recreation facilities (religious & educational institutions).
- pp. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
- qq. Personal services.
- rr. Pet shops within a closed building.
- ss. Private clubs and lodges operated solely for the benefit of bona fide members.
- tt. Public auction within closed building.
- uu. Religious institutions (in permanent buildings).
- vv. Restaurants and cafes, including drive-through.
- ww. Retail sales.
- xx. Sales (retail and wholesale) and rentals.
- yy. Storage Facility.
- zz. Theaters, auditoriums, banquet and dance halls.

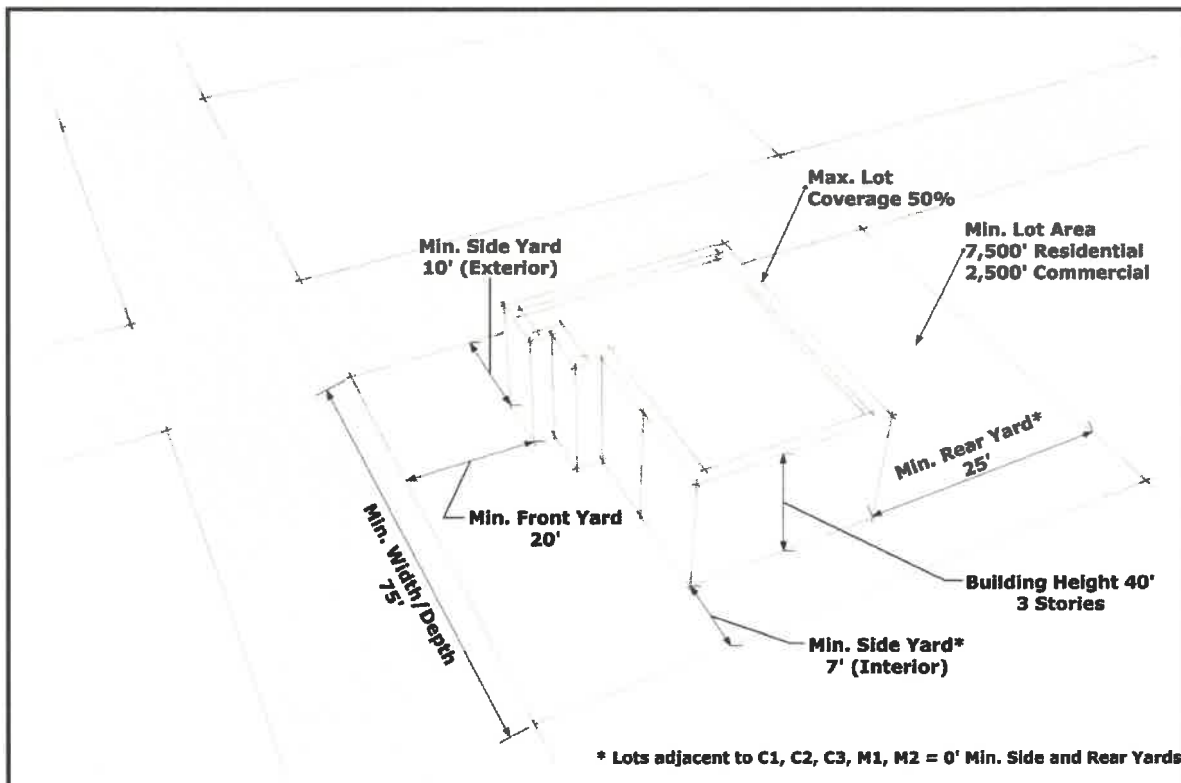
ATTACHMENT H

- aaa. Transportation terminal and transfer facilities within closed building.
- bbb. Veterinary services.
- ccc. Water distillation and bottling for retail sales only.
- ddd. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 - 1. All such manufacturing and processing actively shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.
 - 2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.
 - 3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.
- 3. Uses and Structures Subject to Use Permit
 - a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Outdoor recreation or assembly facilities.
 - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
 - d. Transmitter stations and towers for automatic transmitting.
 - e. Revival tents and similar temporary operations (See Section 601.D).
 - f. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.
 - g. Cemeteries for human or animal internment (See Section 308).
 - h. Public stables, livestock breeding, boarding and sales.

Table 2-8: C3 Dimensional Standards

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

Figure 2-8: C3 Dimensional Standards



ATTACHMENT I

E. PAD (Planned Area Development)

The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

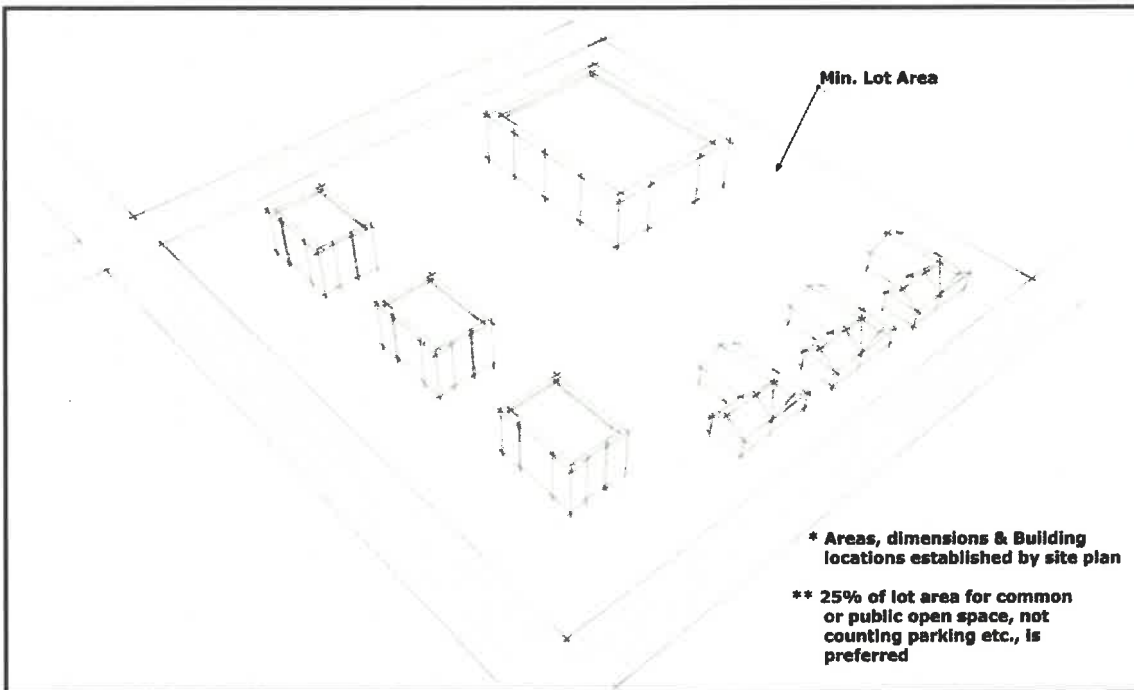
- 1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations). The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.
- 2) Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
 - a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
 - b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
 - c. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
 - d. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred
- 3) PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:
 - a. An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
 - b. A change in zoning boundaries.
 - c. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.
- 4) PAD Minor Amendments:
 - a. All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment.
 - b. A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
 - c. The request will be routed for comment to any affected Town departments or other agencies for comment.

ATTACHMENT 1

Table 2-12: PAD Dimensional Standards


Zoning District	"PAD"
Minimum Lot Area (sq.ft.)	Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Figure 2-12: PAD Dimensional Standards



ATTACHMENT J

Yavapai County Print Parcel

	Parcel ID	Check Digit
	403-15-003U	6
	Owner	
	Zane Grey Investments II LLC	
	Owner's Mailing Address	
	661 E Howards Rd Ste A Camp Verde, AZ 86322-6521	
	Secondary Owner	
	Recorded Date	
	N/A	
	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
36.06	High View At Boulder Creek Ls 2020-0079351	L
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 C3-PAD	

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	2024	2023
Assessed Value(ALV)	\$25,668	\$25,186
Limited Value(LPV)	\$155,563	\$148,155
Full Cash(FCV)	\$1,317,442	\$1,154,254
Legal Class	Commercial	Commercial
Assessment Ratio	16.5%	17%
Usage Code	0021 ?	0021 ?

Taxes

Tax Area Code	2022 Taxes Billed
2877	\$2,690

Recorded Documents & Sales (2)

Date	Book/Page	Type	Cost
12/30/2021	2021-0092471	Warranty Deed	\$1,260,000
1/8/2021	2021-0001649	Quit Claim	\$0

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.

ATTACHMENT J

Yavapai County Print Parcel



Parcel ID	Check Digit
403-15-003V	5
Owner	
Zane Grey Investments II LLC	
Owner's Mailing Address	
661 E Howards Rd Ste A Camp Verde, AZ 86322-6521	
Secondary Owner	
Recorded Date	
N/A	
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
36.01	High View At Boulder Creek Ls 2020-0079351	L

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-PAD

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	2024	2023
Assessed Value(ALV)	\$25,632	\$25,151
Limited Value(LPV)	\$155,347	\$147,949
Full Cash(FCV)	\$1,316,096	\$1,153,075
Legal Class	Commercial	Commercial
Assessment Ratio	16.5%	17%
Usage Code	0021 ?	0021 ?

Taxes

Tax Area Code	2022 Taxes Billed
2877	\$2,686

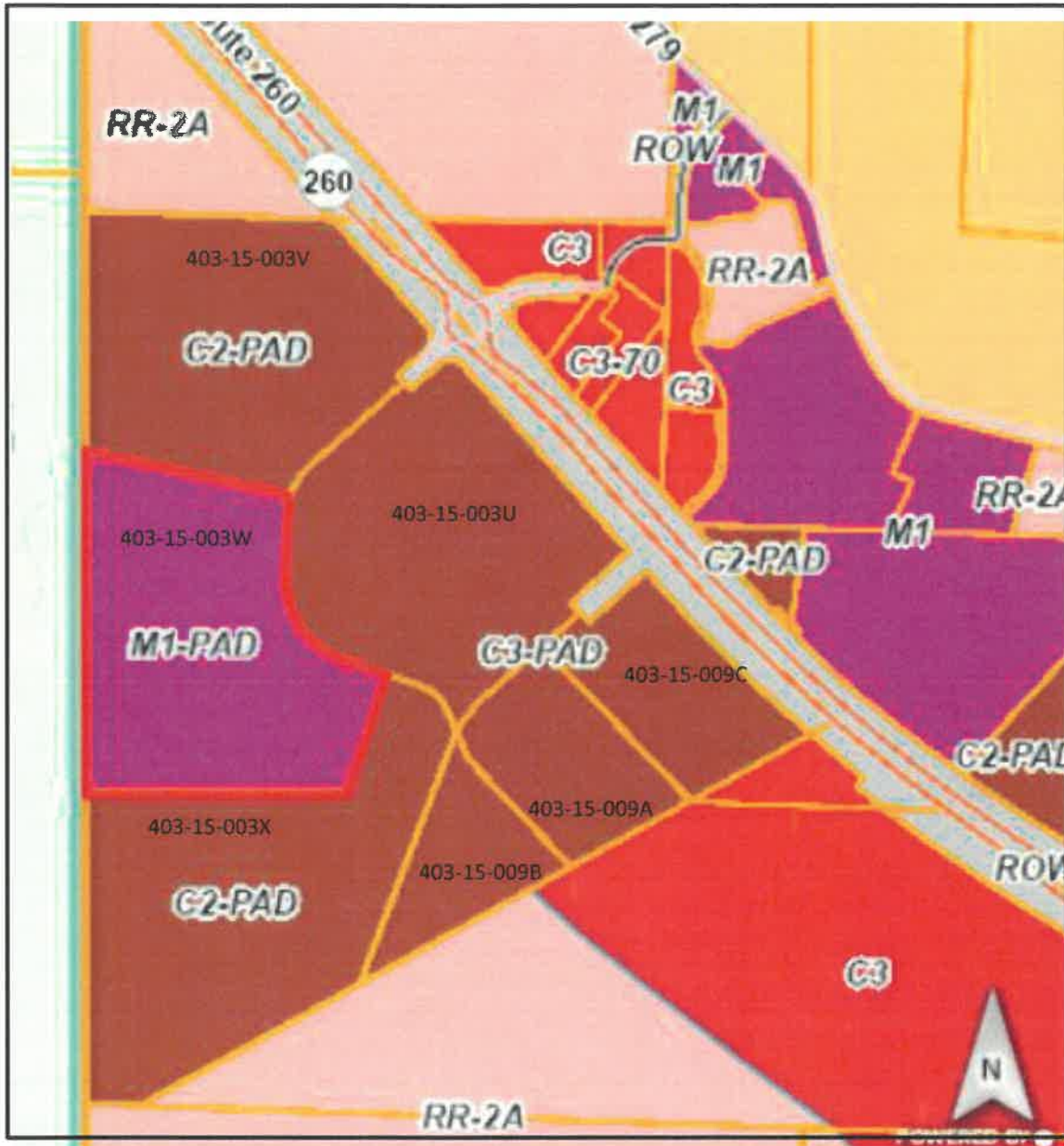
Recorded Documents & Sales (2)

Date	Book/Page	Type	Cost
12/30/2021	2021-0092471	Warranty Deed	\$1,260,000
1/8/2021	2021-0001649	Quit Claim	\$0

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October 2022 Zoning Map, High View at Boulder Creek PAD



Blue

Revised 06/05/18

Application #: 20230095

C3-PAD
No Flood



Land Use Application Form

1. Application is made for:

- | | | |
|---|---------------------|----------------------|
| Zoning Map Change | Use Permit | Temporary Use Permit |
| 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: High View @ Boulder Creek

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

Owner Name: Zane Gray Investments LLC Applicant Name: Jeremy Bacc
 Address: 661 E. Howards Rd #A Address: _____
 City: Camp Verde State: AZ Zip: 86322 City: _____ State: _____ Zip: _____
 Phone: 928-300-4440 Phone: _____
 E-mail: jeremy@abisa2.com E-Mail: _____

4. Property Description: Parcel Number Attached 403-15-0030 Acres: 76

Address or Location: PAD

Existing Zoning: _____ Existing Use: _____

Proposed Zoning: _____ Proposed Use: _____

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

To develop + Build the Attached A

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: _____ Date: 2.14.23

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: _____ Date: 2.14.23

RECEIVED

FEB 15 2022



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: 403-15-0030

PROPERTY ADDRESS: _____

PROPERTY OWNER'S NAME: Zane Gray Investments LLC

ADDRESS: Higueron @ Badger Creek

PHONE NO.: 928-300-4440

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.

Property Owner or Designated Agent

2.14.23
Date

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