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AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, JULY 27, 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 Ingrid Osses, Member William Tippet, Member Mark Lomeland, 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 requests.
5.
 - a. **Approval of Minutes:**

June 8, 2023, Regular Session-Work Session
 - b. **Set Next Meeting, Date and Time:**

August 10, 2023 @ 6:00 pm, Regular Session
August 24, 2023 @ 6:00 pm, Regular Session - CANCEL
September 14, 2023 @ 6:00 pm, Regular Session
September 28, 2023 @ 6:00 pm, Regular Session
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.

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 Zoning Map Change for 26 West Salt Mine Road (APN 404-28-051A) from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services).
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
July 20, 2023 (date) at 10:00 AM (time)*

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



Support your local merchants

**DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
SPECIAL SESSION – WORK SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, JUNE 8, 2023 at 5:30 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** Chairman Faiella called the meeting to order at 5:35.
2. **Roll Call.** Commissioner Greg Blue, Commissioner Robert Foreman, Commissioner Ingrid Osses, Commissioner William Tippet, Member _____ (vacant), Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.

Vice Chairman Scantlebury and recently appointed Commissioner Mark Lomeland were not present at roll call.

Commissioner Lomeland entered the meeting at 5:40.

Also Present. Planning and Zoning Director John Knight, Town Attorney Trish Stuhan, Planner BJ Ratlief, Planner Cory Mulcaire

3. **Pledge of Allegiance** Commissioner Tippet led the 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:**

April 13, 2023, Site Visit
April 13, 2023, Regular Session

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

June 22, 2023 @ 6:00 pm, Regular Session - Cancel

July 13, 2023 @ 6:00 pm, Regular Session
July 27, 2023 @ 6:00 pm, Regular Session
August 10, 2023 @ 6:00 pm, Regular Session

Commissioner Blue **moved** to approve the Consent Agenda as presented.
Second by Commissioner Osses.

Roll Call Vote:

Commissioner Blue: Aye
Commissioner Foreman: Aye
Commissioner Osses: Aye
Commissioner Tippet: Aye
Vice Chairman Scantlebury: Absent
Chairman Faiella: Aye

Motion Passed 5-0.

Break: 5:39pm

Resume: 5:42pm

Commissioner Lomeland introduced himself to the Commission.
Staff and the Commission introduced themselves to Commissioner Lomeland.

5. Presentation from Town Attorney Trish Stuhan. Role of the Planning and Zoning Commission.

Town Attorney Trish Stuhan presented to the Camp Verde Planning and Zoning Commission and Planning and Zoning Staff the roles, responsibilities, and best practices of Commissioners.

Ms. Stuhan broke up the training into 4 parts-

-Part One: Overview of Roles and Responsibilities

-Part Two: P&Z Fundamentals

- General Plans
- Zoning Code Text Amendments
- Rezoning
- Conditional Use Permits
- Subdivisions Plat Review and Approval

-Part Three: Commissioners Role: Serving on a Public Body

- Introduction to Open Meeting Law
- Conflicts of Interest

-Part Four: Best Practices- Rules of Procedures, Decorum & Final Takeaways

Ms. Stuhan used a detailed slideshow to explain each part.

As Ms. Stuhan presented, Commissioners and staff engaged and asked her questions of clarification to better understand these roles, responsibilities and best practices.

Break: 7:30pm
Resume: 7:40pm

Commissioner Foreman left the meeting at 7:30pm.

6. **Planning and Zoning Commission Work Session.** No action will be taken during the Work Session. Discussion and possible directions to staff may occur.

A) Follow up from joint meeting

B) Code Enforcement presentation

C) Updating Zoning Codes and Definitions

D) RVs and RV Parks

Commissioner Osses **moved** to table this item to a future meeting.
Second by Commissioner Blue.

Commissioner Osses made an amended **motion** to table this item to a future meeting date.
Second by Commissioner Blue.

Roll Call Vote:

Commissioner Blue: Aye

Commissioner Foreman: Aye

Commissioner Osses: Aye

Commissioner Tippet: Aye

Commissioner Lomeland: Aye

Vice Chairman Scantlebury: Absent

Chairman Faiella: Aye

Motion Passed 6-0.

7. **Adjournment** Chairman Faiella adjourned the meeting at 8:33.

Chairman Andrew 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 Work Session held on the 8th day of June 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8th day of June 2023.

_____ Mary Frewin _____

Mary Frewin, Recording Secretary

DRAFT



Agenda Item Submission Form – Section I

Meeting Date: Planning and Zoning Commission: Thursday, July 27, 2023

- Consent Agenda **Decision Agenda** Executive Session Requested
 Presentation Only Action/Presentation Pre-Session Agenda

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title: Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of Zoning Map Change for 26 West Salt Mine Road (APN 404-28-051A) from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services).

List Attached Documents:

- A. Letter of Intent
- B. Affidavit of Neighborhood Meeting
- C. Site Plan and Zoning Map
- D. Relevant Zoning Ordinance Sections
- E. Relevant 2016 General Plan Sections

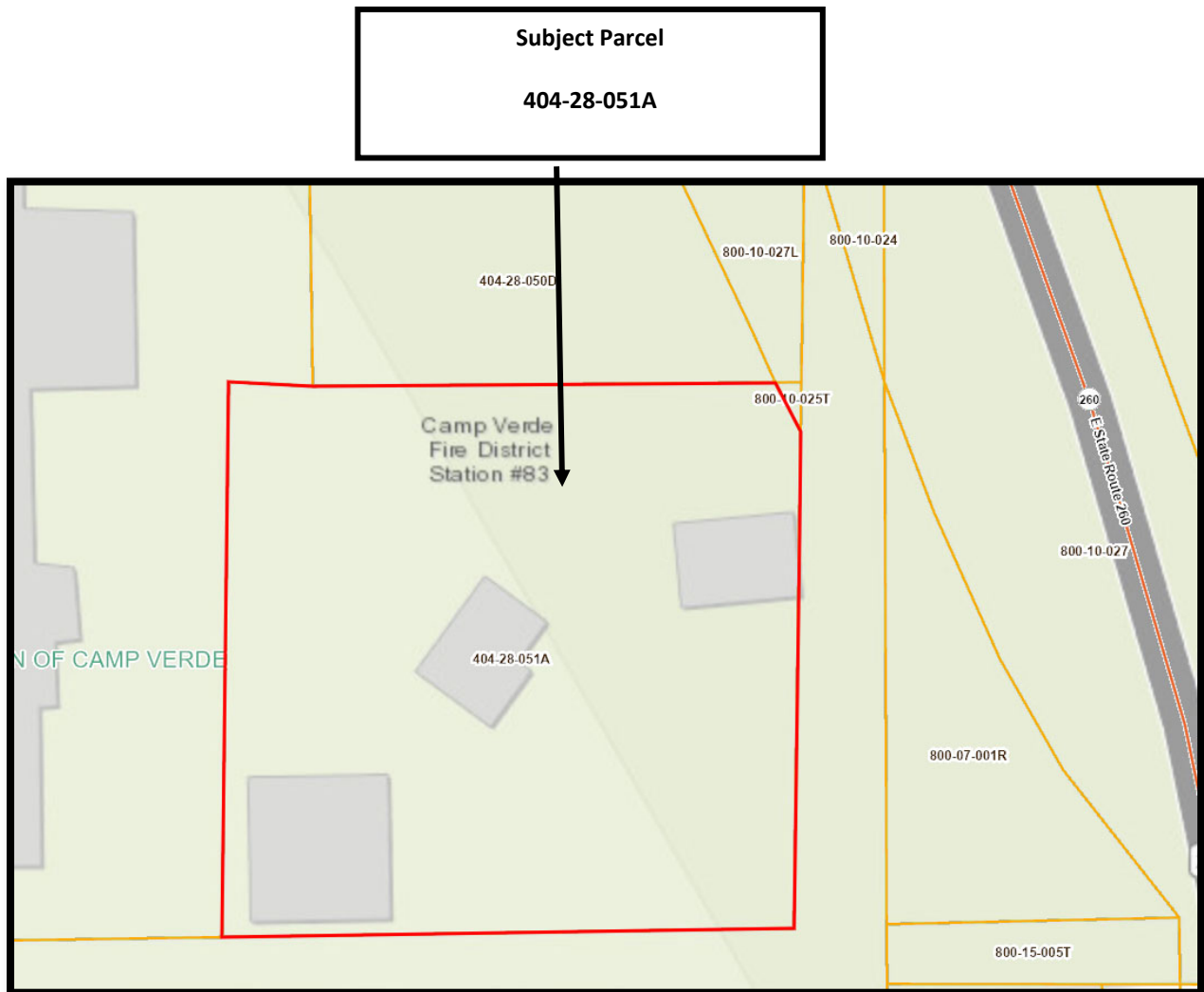
Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 10 minutes

Executive Summary: Rob Witt, on behalf of Copper Canyon Fire and Medical, has applied for a Zoning Map Change from R1L-35 to C2. The current zoning for the property allows for one (1) site-built home. The property is currently legal non-conforming, and approval of this application will bring the current use into conformity with the zoning ordinance.

Property Information:

Location	26 West Salt Mine Road
Parcel	404-28-051A
Owner	Copper Canyon Fire & Medical District
Applicant	Rob Witt
Site Size	0.96
Zoning Designation	R1L-35
Current Land Use	Fire Station administration office and storage, and dentist office
Surrounding Properties	North: RS (Residential and Services); Vacant South: Town of Camp Verde ROW West: RS (Residential & Services); Haven of Camp Verde East: Town of Camp Verde ROW



Background Information:

The applicant is requesting a Zoning Map Change from R1L-35 to C2 which will bring this property from legal non-conforming to conforming. Although this property is zoned R1L-35, it has always contained offices and storage facilities. It would better suit the Fire District and the sale of this parcel if the zoning and uses were in conformance.

According to the applicant: *“The Fire District has been asked by the state to sell the property to reduce the district's debt.”*

The Copper Canyon Fire and Medical District has been operating out of 26 West Salt Mine Road for 50 + years. Additionally, Copper Canyon Dental has been operating out of the dental office that was built in 1964, for over 20 years.

Discussion: There are two sections within our current Planning and Zoning Ordinance which describe the allowed uses in the current and proposed zones of this property. In addition, the process for a Zoning Map Change is described. These are discussed below:

1. Section 203.A. R1L District (Residential: single-family limited) (pg. 32-33 for Town of Camp Verde Planning and Zoning Ordinance). The R1L District is intended for site-built and modular single-family residential living, mobile homes, and manufactured housing is prohibited.

Staff Response: The property is currently legally non-conforming, as the property's current use does not meet the allowed uses in R1L-35.

2. Section 203.G. C2 District (Commercial: General sales and services) (pg. 47-50 of Town of Camp Verde Planning and Zoning Ordinance). The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the district and surrounding vicinity.

Staff Response: Through approval of the Zoning Map Change application, this parcel will come into conformance with the guidelines of the C2 Zoning District. The C2 District provides a variety of uses including business offices, custom service and craft shops, single family dwelling units, multi-family dwelling units, nursing homes and assisted living care facilities, and service stations. These uses are compatible with other nearby commercial/ office uses and would be appropriate at 26 West Salt Mine Road.

3. Section 601 – Zoning Decisions, specifically 601.A provides the guidance on the application and approval process for all Zoning Ordinance Amendment Applications and Hearings (Attachment D).
 1. *Applications for Zoning Ordinance text amendments, rezoning amendments, Use Permits, or other requests requiring town Council approval shall be filed in the office of the Community Development Department on a form provided, along with such supplemental information required by the Department, and shall be accompanied by a fee established by approval of the Town Council. No part of any such fee shall be refundable after an application is filed and such fee paid, except at the discretion of the Town Council.*
 - a. *The Planning and Zoning Commission shall hold a public hearing within 90 days of the date of a complete application submittal. After such hearing the Council may adopt the recommendation o the Planning and Zoning Commission without holding a*

second public hearing provided there is no objection, request for public hearing or other protest.

- b. The Town Council shall hold a public hearing if requested by the party aggrieved, any member of the public or of the Town Council, or in any case, if no public hearing has been held by the Planning and Zoning Commission.*
- 2. Notice of the time and place of Council or Commission hearing shall be given in the time and manner provided for:*
 - a. Notice of public hearing before the Commission or Council for all amendments to the Zoning Ordinance text, the zoning map, Use Permits, or other requests, shall be done in accordance with the provision of Arizona Revised Statutes 9-462.04 as they exist now or as they are amended from time to time. Such notice includes at a minimum the posting and publishing of public hearing notices as specified in the statute.*
 - b. Written protests of any recommendation action taken by the Commission shall be filed in the office of the Community Development Department before noon on Monday the week of the preceding the Council meeting at which such amendment will be considered. If such written protest constitutes twenty percent (20%) or more of the immediate area involved in a request for rezoning as specified in ARS 9-462.04.H, as may be amended, a favorable vote of three-fourths of the Council shall be required.*
 - c. A decision made by the Council involving rezoning of land which is not owned by the Town, and which changes the zoning classification of such land may not be enacted as an emergency measure and such a change shall not be effective for at least 30 days after the final approval of the change in classification by the Council.*
 - d. In the event an application has been denied by the Council, the Commission shall not consider a similar application within 12 months of the application date.*
 - 3. Citizen review and participation process is required for all zone change application or Use Permit applications:*
 - a. Prior to any public hearing, the applicant or an appointed representative shall arrange a meeting with the planning staff, which identifies development issues as well as arrangements and scheduling for neighborhood meeting described in subsection b below.*
 - b. The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.*
 - c. At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual property with meeting date and time. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.*
 - d. It is the responsibility of the applicant or their representative to conduct the meeting, provide opportunity for a question and answer period by the audience,*

and identify a point of contact to the public for follow-up questions and comments.

- e. The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting of the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.*
- 4. Zoning Ordinance text amendments: If the Town adopts a zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS 9-462.03, as may be amended, and the public hearing notice procedures as set forth in ARS 9-462.04.A as may be amended.*

Staff Response: The key criteria referenced above have been completed by the applicant's representative, as well as the Community Development Department. A Rezone is a discretionary action. It is up to the Planning and Zoning Commission to make a recommendation as to whether the proposed zone C2 and allowed uses are appropriate at this location.

2016 General Plan: The 2016 General Plan places this property in the Downtown Character Area which allows for churches, medical services, retail sales, restaurants, and housing (Attachment E).

Staff Response: By granting this Zoning Map Change application, parcel 404-28-051A will be brought into conformity with the 2016 General Plan.

The following have been completed by staff:

- Neighborhood meeting was held by applicant on June 7, 2023.
- The Town mailed letter providing notice of this public hearing and proposed Use Permit to all parcels within 300' of this parcel on July 7, 2023.
- A public hearing notice was placed in the Verde Independent Newspaper on July 9, 2023, and July 12, 2023.
- A public hearing notice was posted at the property on July 11, 2023.
- A meeting agenda was posted at Town Hall and Bashas' on July 20, 2023.

Recommended Action (Motion): Motion to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of Zoning Map Change for 26 West Salt Mine Road (APN 404-28-051A) from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services).



Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322
www.ccfmd.az.gov Phone (928) 567-9401

Cory Mulcare
Town of Camp Verde
Planning and Zoning Commission

The Copper Canyon Fire and Medical Authority intends to correct the zoning at their administrative offices and the medical building that is located on the parcel.

The incorrect zoning of the property was discovered during due diligence when looking for opportunities to bring the fire district back into a positive financial stability. Requirements have been placed on the District that will facilitate the repayment of our substantially large line of credit with Yavapai County. Meetings with Yavapai County have occurred and a solution with the county has been agreed upon allowing ample time to not sell the property immediately. Additional areas recognized in this evaluation were the need to re-align or adjust the Districts property use and maximize the revenue generation from rental income or potential sale of said properties. It has been recognized that the property on Salt Mine Rd is a potential for additional revenue. The District has been utilizing the property as commercial and has been running operations in some fashion from this property for over 50 years. The property is currently zoned R1L-35. The current zoning does not allow for the Fire District business. In addition to the Fire District use there has also a Dental office on the property. This office has provided service to the community for years. Continuing to operate at this location is becoming increasingly difficult as the Fire District and the Dental office cannot remodel or expand the buildings since there cannot be additional permitting granted for the current use.

The potential uses or options for this property include but are not limited to the following:

- Re-zoning the property to allow the Copper Canyon Fire District to Continue operating it's Admin Office, Battalion Chiefs Quarters and Storage of District vehicles and to allow future permitting for remodeling or building new facilities on the property to a C2 use.
- Re-zoning the property will allow for Splitting the property to separate the districts office from the Medical building which would allow the needed improvements to the Medical office and potential to increase the rental revenue or sale of the Medical Office portion of the property.
- Re-zoning the property will also maximize the value of the property to allow the district to sell the property.

This hearing would accomplish a few things, getting this property use Into Conformance would not only accomplish the Districts Goals but also meet the Goals and intent of the town plan.

Thank you for your consideration,
Joshua M Maxwell
Copper Canyon Fire and Medical Authority

Town of Camp Verde Community Development

Neighborhood Meeting Summary for

Application Number _____

Parcel # 404-28-051A

The neighborhood meeting for the rezoning of the Fire Districts property at 26 W Salt Mine Road was held on June 7th at 4:00 PM as advertised.

Robert Witt is the agent for the applicant and arrived at the meeting sight at 3:00 to set up a table with the attached sign in sheet. All attendees were asked to sign in. Not all did. A cooler with chilled water and sports drinks was provided for attendees.

The meeting was attended by 9 People only six of the 9 signed in. In addition to the six who signed in Scott Logan and Cort Monroe identified themselves when they asked questions and were asked by the agent for the property owner to identify themselves.

The meeting was schedule to begin at 4:00. 7 of the 9 attendees arrive early and were asked to sign in and began to ask questions. 8 of the 9 attendees had arrived by 4:00 and the Ryan Carter the Dentist who occupies the dentist office jointed the meeting at about 4:10.

The first question was asked by Scott Logan and Brenda Hauser. The question was how notice was sent out and who received the notice of the meeting. The answer the agent gave to this question was that the community development department provides a list of property owners who own property within 300 feet of the property and the applicant drafts an invitation to those property owners stating the reason for the request and the time and date of the meeting. This letter was then placed in unsealed self-addressed stamped envelopes and given to the community development department. The community development department then seal these letters and mail them by US postal service to the address on file for the owners that own property in the 300 foot radius of the Fire District property.

The second Question asked was how many letters went out. The agent's response we he believed around 20, but was certain that every owner within 300 feet of the property was sent an invitation. There continued a short discussion about the value of this process and a couple of the attendees questioned if these invitations had actually been sent. They were send and the Agent is confident in the process and did not engage in this discussion.

The next question asked was who was the applicant. The agent for the applicant answered that the applicant was the Fire District. The agent for the applicant explained that the application was to zone the property correctly for its current use. The current uses include medical office with patients, Fire Administrative offices, and miscellaneous storage for the Fire District. Seven out of 9 attendees expressed concern about this zoning. The agent's observation was that the 7 attendees concerns were specifically in reference to high traffics uses that may be allowed in C-2 zoning or any other commercial zoning for that matter. The number one theoretical use that was not wanted by 7 of the attendees was a gas station and convenience center like a circle K.

The next question was in reference to previous deed restrictions that were in place on the property. The agent for the applicant answered that deed restrictions and zoning were not the same thing and that deed restrictions run with the land and would not be impacted by a zoning change.

The next question was when would the P&Z hearing be scheduled and how would those present be notified. The agent for the applicant answered that he would find out what the schedule was and contact Brenda Hauser who could relay this information to the balance of the group.

The next question referenced was why did the fire district believe that they should have the right to sell the property for its highest and best value if the neighbors did not want them to do that? The agent for the applicant then explained that a single-family home located between a state highway and an assisted living facility would have a fraction of the value of a commercial office at the same location. He also explained that the district was subject to oversight from other Government entities that had required the district to appraise the site. The site was appraised based upon its current use and not valued as a single family home. The Agent guessed that the Fire District would be fortunate to sell the property for 20% of its potential value if the use were changed to single family residence.

Dr. Ryan Carter then spent a couple of minutes explaining his interest in seeing the property zoning changed. He explained that he currently leased the small medical office on the property and was interested in expanding. When he approached the town, he was told that because the zoning would only allow for one single family home to be built on the property and his use was commercial, he would not be allowed to expand his non-conforming use. He stated that unless the zoning changed and he could update the building he would have to find other property to move his dentist practice to.

At this point the majority of the group left the meeting and only Dr. Carter and Sharon Fenster remained. Sharon asked if there was a way that Dr Carter would be allowed to expand without the zoning change. The agent for the applicant responded that it would be a town decision, but that the legality of allowing one party to expand non-conforming use and then stopping others from being able to do the same thing was questionable. The agent then explained that Dr Carter could enter into a contract with the district that was contingent upon the district being successful with the rezoning case.

The set back for the medical building was then discussed. At this time the existing medical building does not meet current setbacks for either the properties current zoning of R L1-35 or the setback requirement for the requested zoning of C-2. The agent for the district suggested that as part of a purchase process he request a variance from the towns board of adjustments that would allow him to legally expand his use without tearing down the building.

Dr Carter and Sharon Finster left the meeting at approximately 4:35. The agent for the applicant then picked up the site informed the fire Marshall that the meeting was over and left the site by 4:45.

Al Witt 6/2/23

**Neighborhood Meeting
Sign in Sheet**

PLEASE PRINT

Name	Address	E-Mail
<i>Susan Logan</i>	[REDACTED]	[REDACTED]
<i>Brenda Harmon</i>	[REDACTED]	[REDACTED]
<i>Susan Finster</i>	[REDACTED]	[REDACTED]

**Neighborhood Meeting
Sign in Sheet**

PLEASE PRINT

Name	Address	E-Mail
<i>Allyson Moore</i>	[REDACTED]	[REDACTED]
<i>David K. Jones</i>	[REDACTED]	[REDACTED]
<i>Ryan Carter</i>	[REDACTED]	[REDACTED]

B: 4860 P: 972 02/09/2012 02:28:08 PM QCD
\$10.00 Page 5 of 5 2012-0007023



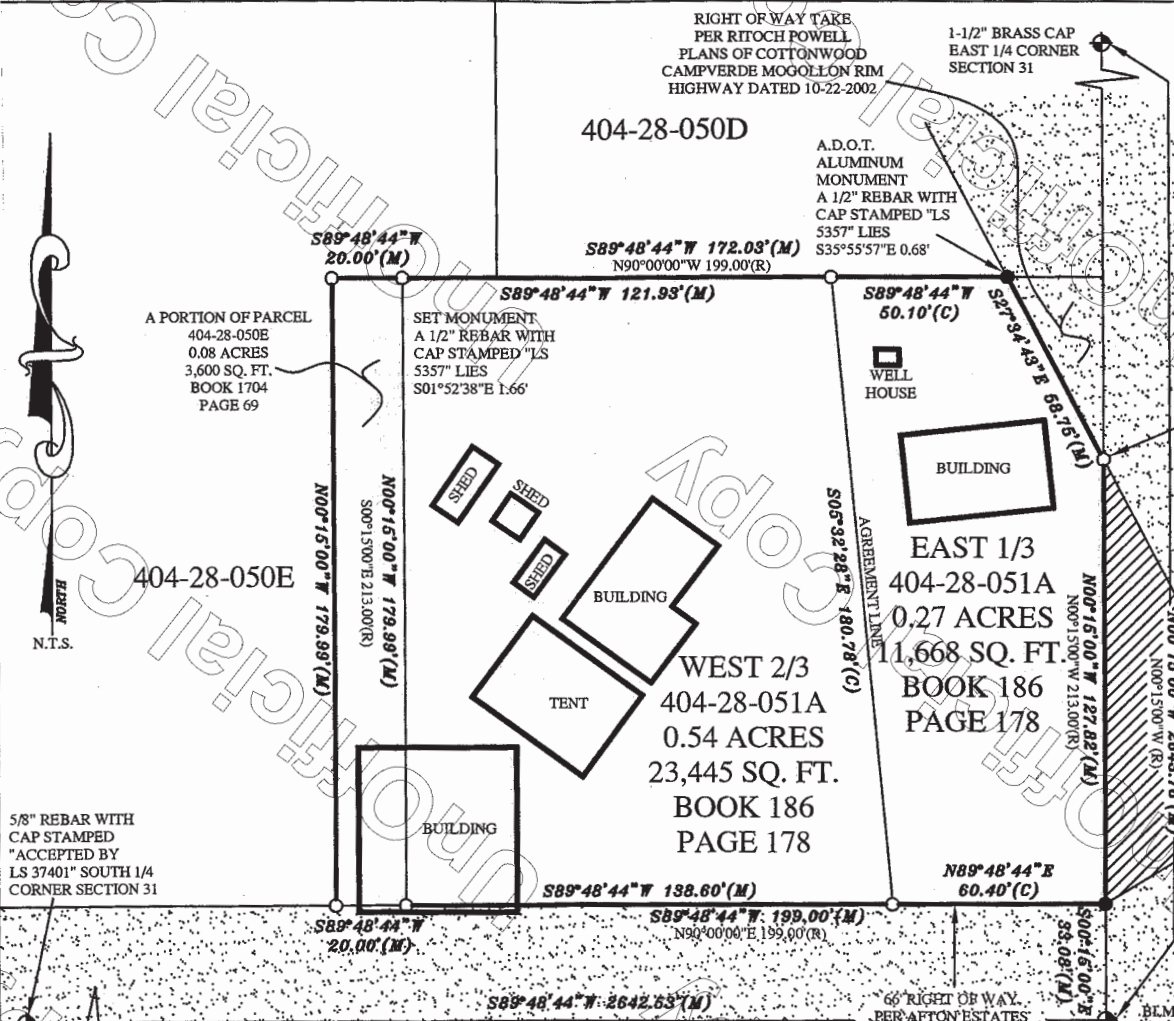
EXHIBIT DRAWING

PARCEL 404-28-051A
LOCATED IN SECTION 31,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

LEGEND:

- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED
- INDICATES FOUND A.D.O.T. ALUMINUM MONUMENT, UNLESS OTHERWISE NOTED
- △ INDICATES CALCULATED LOCATION, NOTHING SET OR FOUND
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 26925"

RECORDERS MEMO: LEGIBILITY QUESTIONABLE FOR GOOD REPRODUCTION



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS EXHIBIT DRAWING AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS GOVERNING THE CREATION OF LAND SURVEY BOUNDARIES WITHIN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF THE PUBLIC RECORD ON THIS 06th DAY OF DECEMBER, 2011.

Dugan L. McDonald
DUGAN L. McDONALD R.L.S.

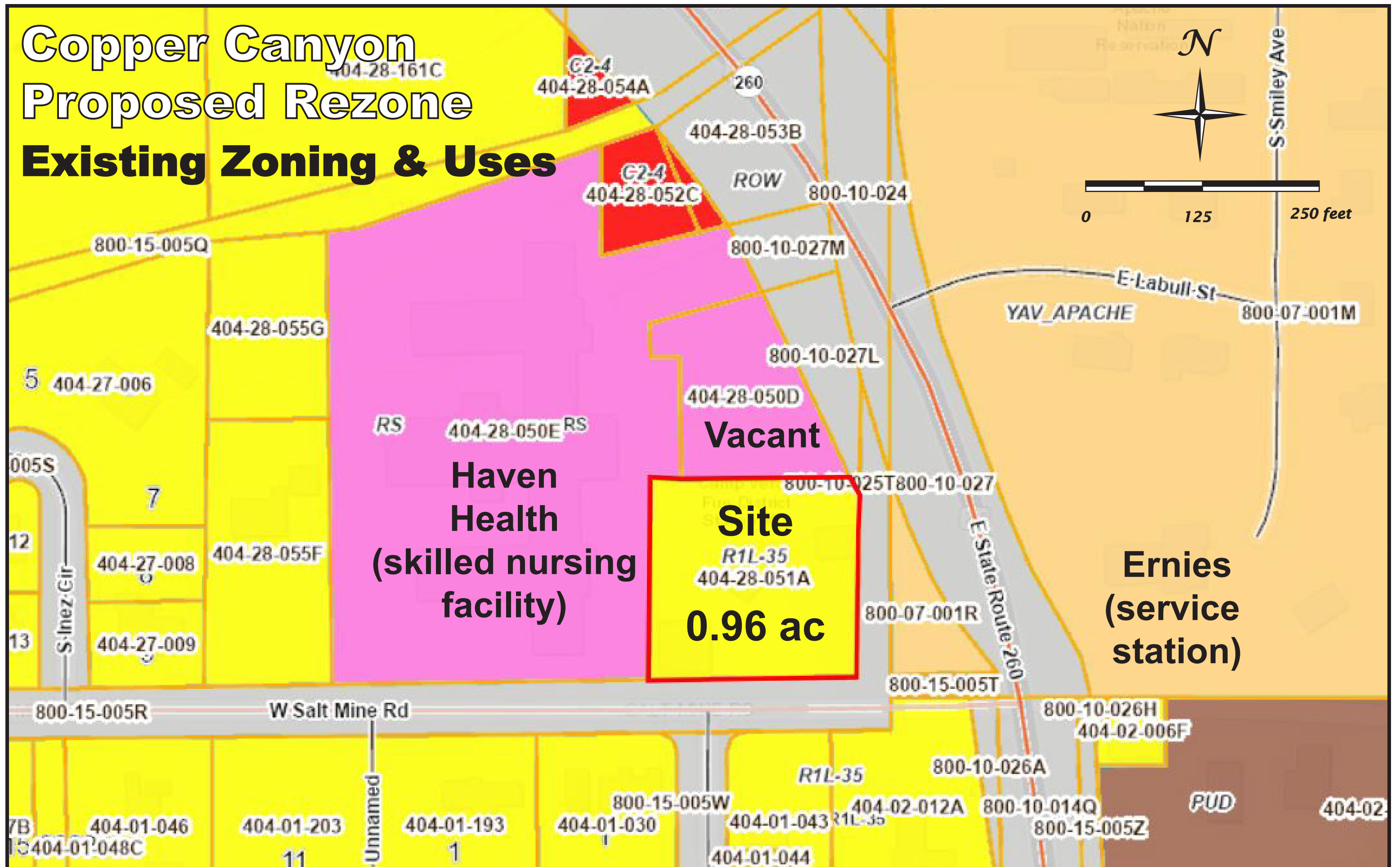


Expires 2-31-12

JOB # 11-0312LS
DATE: 12/06/2011

HERITAGE
LAND SURVEYING & MAPPING INC.
DUGAN L. McDONALD, R.L.S.
PO BOX 9270
CAMP VERDE, AZ 86322
928-567-9170

Copper Canyon Proposed Rezone Existing Zoning & Uses



A. R1L DISTRICT (Residential: single-family limited)**Purpose:**

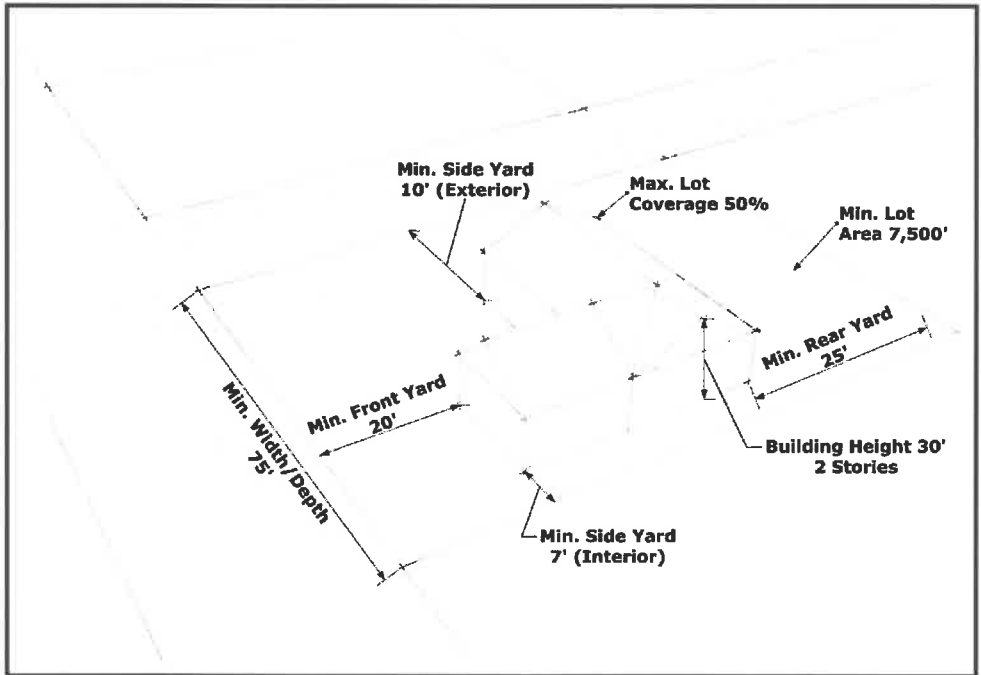
The R1L District is intended for site-built and modular single-family residential living, mobile homes and manufactured housing prohibited.

1. Permitted Uses and Structures:
 - a. Accessory Dwelling Unit (ADU).
 - b. Agriculture and cultivation.
 - c. Dwelling unit for one family on any one lot.
 - d. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
 - e. Flood control facilities.
 - f. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
 - g. Historical Landmarks.
 - h. Home occupations (See Section 303).
 - i. Keeping of farm animals, limited (See Section 305).
 - j. Open land carnival and recreation facilities (religious & educational institutions).
 - k. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - l. Religious institutions (in permanent buildings).
2. Uses and Structures Subject to Use Permit
 - a. Community parks, playgrounds or centers.
 - b. Government facilities and facilities required for the provision of utilities and public services.
 - c. Bed and Breakfast.
 - d. Temporary Use Permits, subject to administrative approval (See Section 601.D):
 - 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 2-1: R1L Dimensional Standards

Zoning District	"R1L"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-1: R1L Dimensional Standards



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).

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

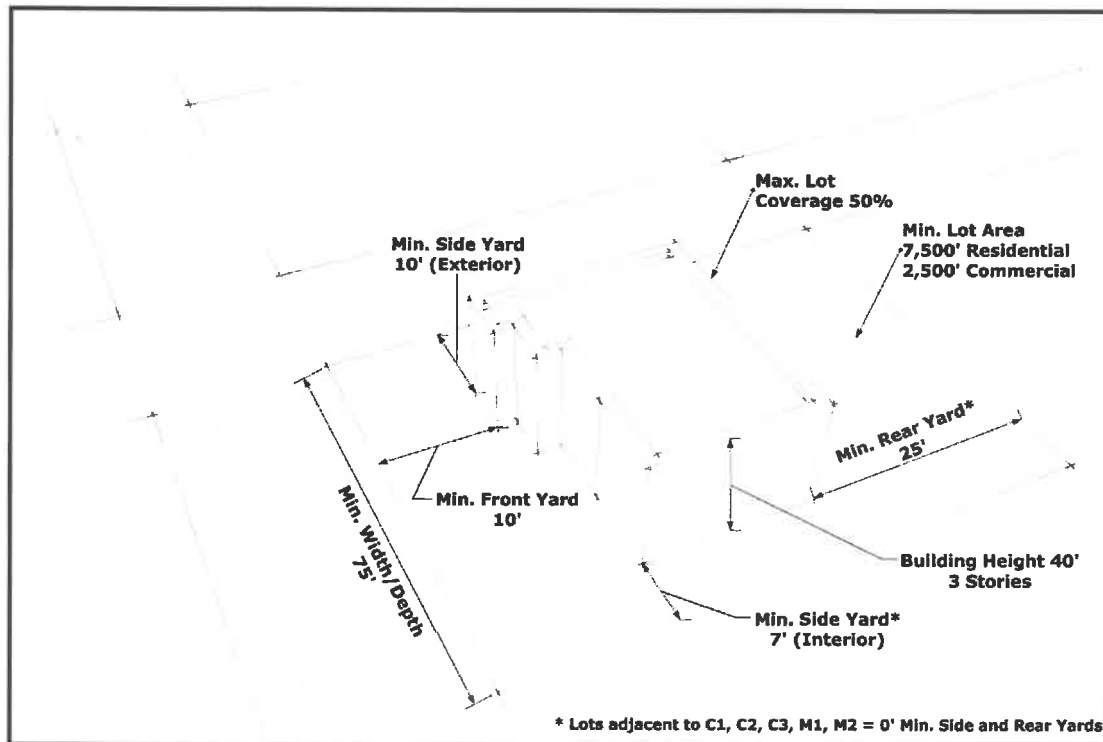
e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

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

Table 2-7: C2 Dimensional Standards

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

Figure 2-7: C2 Dimensional Standards



SECTION 601 – ZONING DECISIONS

A. Zoning Ordinance Amendment Applications and Hearings

Any amendment to this Zoning Ordinance, which changes any property from one zone to another, imposes any regulation not previously imposed, or which removes or modifies any regulation previously imposed shall be adopted in the manner set forth in this section.

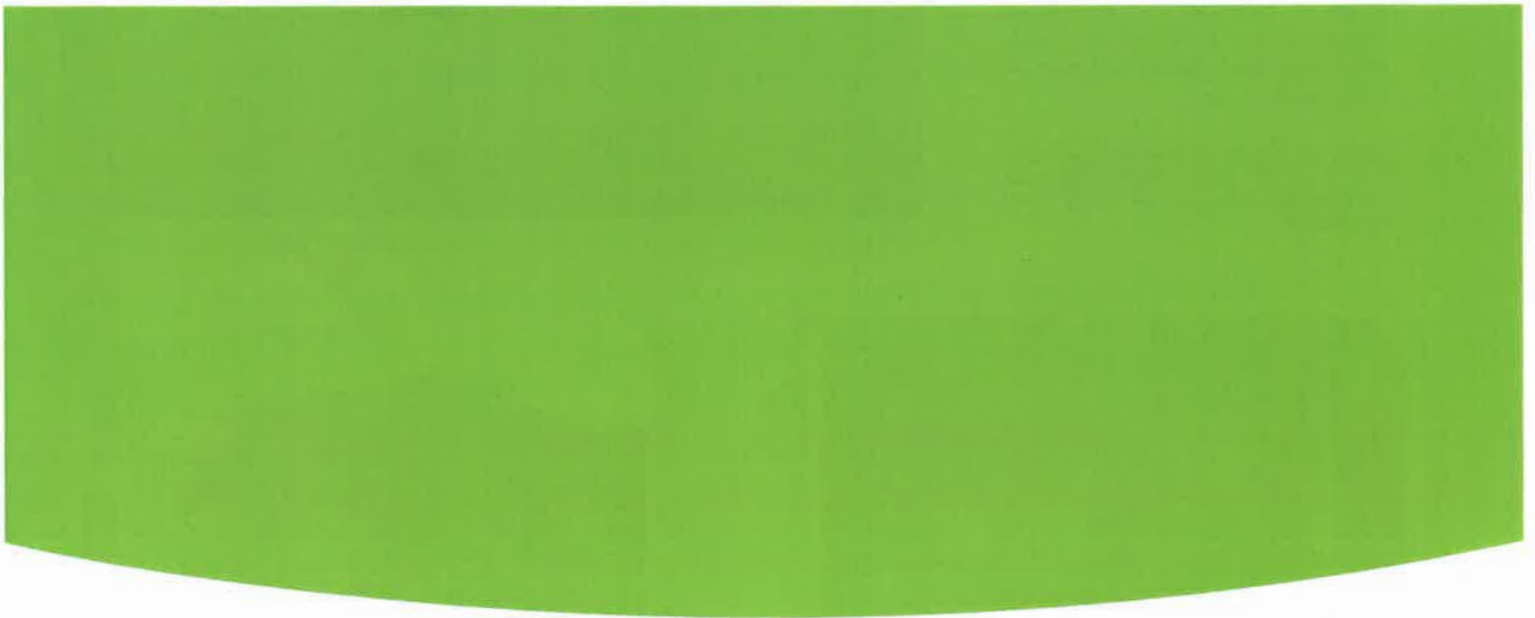
1. **Applications for Zoning Ordinance text amendments, rezoning amendments, Use Permits, or other requests requiring Town Council approval** shall be filed in the office of the Community Development Department on a form provided, along with such supplemental information required by the Department, and shall be accompanied by a fee established by approval of the Town Council. No part of any such fee shall be refundable after an application is filed and such fee paid, except at the discretion of the Town Council.
 - a. The Planning and Zoning Commission shall hold a public hearing within 90 days of the date of complete application submittal. After such hearing the Council may adopt the recommendation of the Planning and Zoning Commission without holding a second public hearing provided there is no objections, request for public hearing or protest.
2. **Notice of time and place** of Council or Commission hearing shall be given in the time and manner provided for:
 - a. Notice of public hearing before the Commission or Council for all amendments to the Zoning Ordinance text, the zoning map, Use Permits, or other requests, shall be done in accordance with the provisions of Arizona Revised Statutes 9-462.04 as they exist now or as they are amended from time to time. Such notice includes at a minimum the posting and publishing of public hearing notices as specified in the statute.
 - b. Written protest of any recommendation action taken by the Commission shall be filed in the office of the Community Development Department before noon on the Monday of the week preceding the Council meeting at which such amendment will be considered. If such written protest constitutes twenty percent (20%) or more of the immediate area involved in a request for rezoning as specified in ARS 9-462.04.H, as may be amended, a favorable vote of three-fourths of the Council shall be required.
 - c. A decision made by the Council involving rezoning of land which is not owned by the Town and which changes the zoning classification of such land may not be enacted as an emergency measure and such a change shall not be effective for at least 30 days after the final approval of the change in classification by the Council.
 - d. In the event an application has been denied by the Council, the Commission shall not consider a similar application within 12 months of the application date.
3. **Citizen review and participation process** is required for all zone change applications or Use Permit applications:
 - a. Prior to any public hearing, the applicant or an appointed representative shall arrange a meeting with the planning staff which identifies development issues as well as arrangements and scheduling for the neighborhood meeting described in subsection **b** below.
 - b. The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.
 - c. At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual

property with meeting date and time. The notification shall include the date, time, and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.

- d. It is the responsibility of the applicant or their representative to conduct the meeting, provide an opportunity for a question and answer period by the audience, and identify a point of contact to the public for follow-up questions and comments.
 - e. The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting on the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.
4. **Zoning Ordinance text amendments:** If the Town adopts any zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS 9-462.03, as may be amended, and the public hearing notice procedures set forth in ARS 9-462.04 as may be amended.



Downtown Character Area





From Top To Bottom: Residential Neighborhood On Hollamon Street; Residential Apartment Complex At State Route 260 & 7th Street; Fort Verde State Historic Park; Small Businesses On Main Street; Main Street Sidewalk; Residential Neighborhood Off Montezuma Castle Highway;; Multi-family Housing On Cliff House Drive

Photos Courtesy Of The Town Of Camp Verde; The Town Of Camp Verde Community Development Department & Google Street Map Imagery



Introduction for Downtown Character Area:

Downtown Camp Verde is the heart of the Town's historic past. At the center of the Downtown character area is the Fort Verde State Historical Park that was established in 1865.

By the late 1890s, Camp Verde became a commercial and residential district. By the early 1900s, Main Street boasted a general store, saloon, boarding house, blacksmith shop, barber shop, a handful of homes, and the community's first school, located in what had been the hospital for Fort Verde. In 1909, the Lower Verde Reservation was added at the south end of Main Street, which is now part of the Yavapai-Apache Nation. Several historic buildings have been preserved: The fort became Fort Verde State Historic Park; Wingfield general store and White Hills trading post now contain several small businesses; and the 1914 grammar school currently houses the Camp Verde Historical Society. The elementary, high school, and gym built in the 1940s-1950s now serve as town government offices and community center. Camp Verde was incorporated in 1986.

The Downtown area is envisioned as a pedestrian friendly commercial corridor with entertainment venues, shops, restaurants, and nearby neighborhoods. The Verde Valley Archaeology Center is located here at this time and draws visitors to the museum, classes, and field trips. Today's residential area is a diverse collection of bungalows and cottages intermingled with businesses, making a high density neighborhood in the town's hilltop center. Lower density housing occurs where homes were built on former farm lands, with some having large gardens with roadside stands, pastures or livestock.

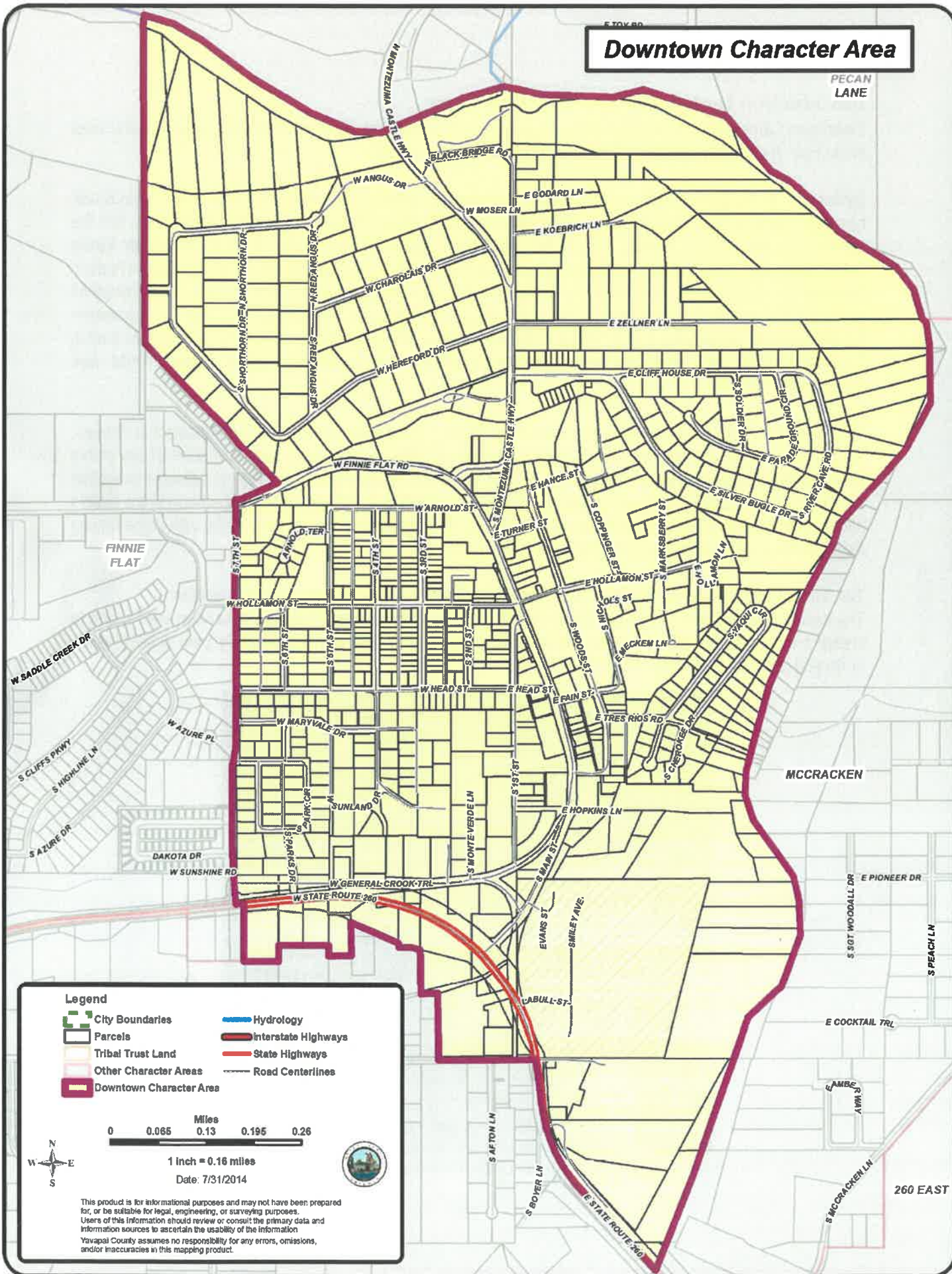
The Verde River flowing along the cliffs of Fort Verde Caves is the east boundary of Downtown. The locally notable Black Bridge and White Bridge mark the north and south ends. Plans have been made to create a trail that links the downtown commercial area with the library and community park located at the north end and adjacent to the Verde River.












*Aerial Imagery Of A Portion Of The Downtown Character Area
Photo Courtesy Of Yavapai County GIS*

Downtown Character Area

PECAN LANE



Legend

-  City Boundaries
-  Parcels
-  Tribal Trust Land
-  Other Character Areas
-  Downtown Character Area
-  Hydrology
-  Interstate Highways
-  State Highways
-  Road Centerlines

Scale:
 0 0.065 0.13 0.195 0.26
 Miles
 1 inch = 0.16 miles
 Date: 7/31/2014

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

260 EAST

TABLE 3.7 - Land Use; Downtown Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Downtown character area is approximately 1.08 square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.</p> <p>The Verde River plays a significant role in defining the Downtown character area's boundaries. The Verde River borders this character area on the North and East for approximately 2.66 miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.</p> <p>A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area which is approximately 5.56 % of the Downtown area.</p> <p>The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Arnold Terrace • Camp Verde Townsite • Camp Verde Heights • Copper Canyon Vista • Fort River Caves • Loma Linda • Military Reserve Addition Unrecorded 34 • Ranch Acres • Townsite Of Camp Verde Sub. Of Lot 7 Block 2 • Tres Rios • Verde Hills • Yavapai-Apache Nation Lower Verde Reservation <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agriculture • Charter Schools • Churches • Farmer's Market • Group Care Facilities • Home Occupations • Medical Services • Restaurants • Retail Sales • Service Stations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Finnie Flat Road/Main Street - 1st Street - 7th Street - Head Street - Hollamon Street - Montezuma Castle Highway/Pecan Lane - Black Bridge Road - Charolais Drive - Cliff House Drive - Hereford Street - Zellner Lane <ul style="list-style-type: none"> • General Crook Trail • State Route 260 <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Finnie Flat Road and 7th Street • Finnie Flat Road, Main Street and Montezuma Castle Highway • Main Street and Hollamon Street • Main Street and Head Street • Main Street and State Route 260 • 1st Street and General Crook Trail • Montezuma Castle Highway and Cliff House Drive • Montezuma Castle Highway and Hereford Drive • Montezuma Castle Highway and Charolais Drive • Montezuma Castle Highway and Zellner Lane • Montezuma Castle Highway and Black Bridge Road • State Route 260 and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> • General Crook Trail • Heritage Loop Trail • Woodouter's Trail <p>Gateway Entrance:</p> <ul style="list-style-type: none"> • South Main Street at the intersection with State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> • Camp Verde Community Library • Camp Verde Fire District • Camp Verde Historical Society • Camp Verde Town Hall • Camp Verde Marshal's Office • Camp Verde Senior Center <p>General:</p> <p>Historic Sites:</p> <ul style="list-style-type: none"> • Assemblies of God Church Hall • Boler's Motel • Camp Verde Elementary School • Camp Verde Jail • Camp Verde Pumphouse • Camp Verde Stage Stop & Boarding House • Camp Verde Teacherage • Casner & See's Verde Valley Club • Ice House/Milk Depot • Claude & Ralph Wingfield Store/ Boler's Bar • Fort Verde State Historic Park • Old Camp Verde Dance Hall/ Goewick Hall/Bechetti Theatre • Old Rock Church • Suttler's Store, Wingfield Mercantile & Camp Verde State Bank • Verde Valley Garage/ Pete Power's Garage • Verde Valley Mercantile Company • Watt's Shoe Repair & Justice of Peace <p><i>* Various private residences along 1st St., 2nd St., Coppinger St., Head St., Hollamon St., Hance St., Meckern Ln, Nichols St, and Woods St.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Community Center Park • Fort Verde State Historic Park • Rezzonico Family Park <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 11 dwellings per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • RS North of General Crook Trail between 7th Street and Park Drive • C1 on the East side of the intersection of 7th Street and Finnie Flat Road • C1 on the West side of the intersection of 2nd Street and Hollamon Street • C2 on the South end of Woods Street near Main Street • C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane • C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive • C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street • C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 • C2 on the South side of State Route 260 between 7th Street and Main Street • C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street <p>Open Space & Public Facilities</p> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS North of General Crook Trail between 7th Street and Park Drive. • RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road. • RS/C1 on the West side of the intersection of 2nd Street and Hollamon Street. • RS/C1 on the South end of Woods Street near Main Street. • RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane. • RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive. • RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street. • RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260 • RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260 definitions that encourage a small town "main street" atmosphere. • RS/C1/C2/C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. • Open Space • Public Facilities • Planned Unit Development (PUD)

Goals & Implementation Strategies:

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

A. Goal: Promote mixed-use development while protecting the Town's historic character.

Implementation Strategy:

- A. 1. Prohibit industrial uses in the Downtown character area.
- A. 2. Encourage mixed-use development with multi-modal connections.
- A. 3. Encourage small town village uses providing local services and products such as small markets, dry cleaners, bakeries, florists, coffee shops, or sit down restaurants.
- A. 4. Promote office type uses along with local and neighborhood retail.
- A. 5. Promote and integrate principles such as walkability, multi-modal transportation options and trails connectivity, public spaces and streetscapes.
- A. 6. Discourage use of unscreened outdoor storage.

B. Goal: Promote recreational, community, cultural activities and enhance tourism.

Implementation Strategy:

- B. 1. Develop information sources such as visitor centers, signs, kiosks and apps to promote recreational activities, agri-tourism and historic sites community wide within the Downtown character area.
- B. 2. Encourage the design of pedestrian pathways and biking trail systems connecting all the historic sites, including those in the Downtown character area.
- B. 3. Encourage open space along with developing trails and recreational access points between Downtown Camp Verde and Verde River.
- B. 4. Promote outdoor public areas to support community and cultural activities such as an open air plaza for public farmer's markets, craft fairs and outdoor performances.
- B. 5. Collaborate with Fort Verde State Historic Park to increase visitation which will provide associated benefits to the downtown businesses and tourism efforts.
- B. 6. Develop a walking tour map highlighting Camp Verde's historical sites and distribute to Arizona information locations.

C. Goal: Support healthy residential environments that provide safe and convenient access, open spaces and recreational opportunities.

Implementation Strategy:

- C. 1. Encourage a diversity of housing types to meet the needs of all income levels and ages.
- C. 2. Encourage all new development to provide pedestrian and multi-modal pathways within their development with connectivity to the Downtown character area and open space.

- D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.³**

Implementation Strategy:

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

- E. Goal: Promote communication with the Yavapai-Apache Nation.**

Implementation Strategy:

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

- F. Goal: Create inviting gateway entrances.**

Implementation Strategy:

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

Gateway Entrances:

- Intersection of South Main Street and State Route 260.

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

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