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**AGENDA  
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION  
REGULAR SESSION  
473 S. MAIN STREET, SUITE 106  
THURSDAY, AUGUST 24, 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.** Greg Blue, Robert Foreman, Ingrid Osses, William Tippet, 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:**  
  
July 13, 2023, Regular Session-Work Session  
July 27, 2023, Regular Session
  - b. **Set Next Meeting, Date and Time:**  
  
September 14, 2023 @ 6:00 pm, Regular Session (**Tenative-Cancel**)  
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 a Use Permit, with conditions, for Cinda and Criselda Rajkovic for veterinary services located at 3455 North Prospectors Lane (parcel 403-18-001K).
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*

August 15, 2023 (date) at 1:00 PM (time)

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



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**FINAL MINUTES  
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION  
REGULAR SESSION – WORK SESSION  
473 S. MAIN STREET, SUITE 106  
THURSDAY, JULY 13, 2023 at 6:00 P.M.**

**ZOOM MEETING LINK:**

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

**One Tap Mobile: 1.669.444.9171 or 1.669900.6833**

**Meeting ID: 846 2075 7891**

**Passcode: 766870**

1. **Call to Order** Chairman Faiella called the meeting to order at 6:00.
2. **Roll Call.** Commissioner Greg Blue, Commissioner Robert Foreman, Commissioner Ingrid Osses, Commissioner William Tippet, Commissioner Mark Lomeland, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.

All Commissioners were present.

**Also Present.** Community Development Director John Knight, Code Enforcement Officer Cliff Bryson, Planner Cory Mulcaire.

3. **Pledge of Allegiance** Vice Chairman Scantlebury 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 requests.

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

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

Commissioner Foreman **moved** to approve the Consent Agenda as presented.

**Second** by Commissioner Lomeland.

**Roll Call Vote:**

Commissioner Blue: Aye

Commissioner Foreman: Aye

Commissioner Osses: Aye

Commissioner Lomeland: Aye

Commissioner Tippet: Aye

Vice Chairman Scantlebury: Aye  
Chairman Faiella: Aye  
**Motion Passed: 7-0**

**5. 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 and previous work session.**

Planner Ratlief followed up on the DOT Exercise from our previous Work Session with the Town Council and how the direction came down from Council changing the priority. This means that an update to Section 305 – Animal Count has become the top priority and staff has been directed to move it forward immediately.

All Commissioners wanted to discuss the Animal Count at this time, but Planner Ratlief told them that it would be discussed further down the agenda.

Planner Ratlief went on to discuss we are also working to professionalize our Ordinance and working to finalize a draft of the Sign Ordinance. We are also still working on moving the General Plan update forward.

All Commissioners were also concerned that the Council changed the priorities after the Joint Work Session.

Director Knight reminded the Commission that priorities change quickly, and we ultimately answer to the Town Council.

All Commissioners expressed their concern with hiring a consultant to update the Planning and Zoning Ordinance.

Vice Chairman Scantlebury recommended all Commissioners watch the 6/20 meeting and that would give them some insight into why the Council wants to move the Animal Count Ordinance up.

**B) Code Enforcement presentation**

Code Enforcement Officer Cliff Bryson did a presentation on current issues for enforcement as well as plans to make enforcement more efficient.

Cliff also spoke on the Hearing Officer process and that we are moving forward.

Commissioners asked multiple questions about proactive and reactive enforcement, who else helped with code enforcement, and would objective enforcement be easier.

Cliff was able to answer all questions.

Director Knight was also able to answer Commissioner questions.

*Break: 7:20*

*Resume: 7:26*

### **C) Discussion: Updating Zoning Codes and Definitions**

BJ spoke on Zoning Codes and Definitions and had Commissioners look up definitions in their Zoning Ordinance.

Director Knight spoke about updating Uses because the Ordinance is silent on a lot of things, and everything Use that is silent in our code is not a permitted use.

Commissioners asked if updates are criticism driven, would more guidelines be better and less rules.

BJ stated that we are updating for clarity purposes.

#### **1) RV's and RV Parks**

Director Knight has Commissioners go through the code to look up the definition of RV Parks and what zones they are allowed in.

Commissioners responded that this exercise was useful and that they had no idea how complicated the Zoning Ordinance was to use.

#### **2) Section 305 - Animals**

BJ informed the Commission that this was strictly an update and not for discussion. Town Council will be hosting a Work Session on August 9 to come up with a public outreach strategy. Once code amendment is updated it will come to the Planning and Zoning Commission for a Public Hearing.

### **6. Adjournment** Chairman Faiella adjourned the meeting at 8:15

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Chairman Andrew Faiella

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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 13th day of July 2023. I further certify that the meeting was duly called and held and that a quorum was present. Dated this 13th day of July 2023.

\_\_\_\_\_ Cory L Mulcaire \_\_\_\_\_

Cory Mulcaire, Recording Secretary



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**FINAL MINUTES  
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** Chairmain Faiella called the meeting to order at 6:00 PM.
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 (ZOOM).
3. **Pledge of Allegiance** Chairman Faiella 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 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 - **CANCEL**  
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

On a **motion** by Commissioner Blue, seconded by Commissioner Osses, the Commission **moved** to approve the consent agenda as presented.

**Roll Call Vote:**

Commissioner Tippet: Aye

Commissioner Lomeland: Aye

Commissioner Blue: Aye

Chairmain Faiella: Aye

Vice Chairman Scantlebury: Aye <sup>7 of 40</sup>

Commissioner Osses: Aye  
Commissioner Foreman: Aye  
**Motion Carried: 7-0**

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 Cards.*

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).

*Staff Comments:*

Town Planner Cory Mulcaire and Community Development Director John Knight spoke as staff representatives for this hearing. Ms. Mulcaire used a slideshow as she spoke to the Commission to give specifics on the property in question. She stated that Copper Canyon Fire and Medical is requesting a zoning map change. It is currently zoned R1L-35, and the rezone would be to C2. The use on the property is a legal, non-conforming use, as it was there prior to the town being incorporated. It is part of the Downtown Character Area in the General Plan, not the Salt Mine Character Area. Because of Copper Canyon's intergovernmental agreement with the town, all fees are waived in any permitting process.

*Applicant Presentation:*

Robb Witt, Fire District Representation, presented to the Commission on the rezoning of 26 Salt Mine Rd. from R1L-35 (Residential: single-family limited, 35,000 square foot minimum) to C2 (Commercial: General sales and services) to conform with its current use.

He used a Power Point to do so.

Mr. Witt gave details to the Commission on why they are requesting a rezone. Correcting the zoning will allow the district to improve the property and maximize its value for the district.

Interim Fire Chief and Fire Marshall Nate Bailey also presented on behalf of Copper Canyon Fire and Medical. He shared with the Commission the history on the property, its current use, and why this re-zone would greatly benefit the fire district.

Copper Canyon Fire and Medical Board Chairman Josh Maxwell spoke on behalf of Copper Canyon Fire and Medical. He too explained the reasoning behind the rezoning request. They have been in a serious financial hardship, and getting back on their feet will take about 3 years. He recognizes that rezoning to a commercial property will up the value in that property substantially. With that, however, they recognize that the community may not be fond of the rezone. They do not plan to sell the property. Mr. Maxwell said they have plan to stay on the property by leaving it the way it is and doing an extensive remodel. They also plan to allow the dentist to expand on the property.



*Commission Discussion:*

The Planning and Zoning Commission asked questions to staff and the applicants to better understand the rezoning request in front of them.

*Public Comments:*

*Chairman Faiella opened the public hearing at 7:00 PM*

Dr. Ryan Carter, who rents his dentistry space from Copper Canyon Fire and Medical Department on the property in question, spoke in favor of the rezone.

Ed Logan spoke against the rezone.

Jim Meredith spoke against the rezone.

Brenda Hauser spoke against the rezone.

Dave APJones spoke against the rezone.

Taylor Hammond spoke in favor of the rezone.

Janet Anderson spoke against the rezone.

Brenda Tammarine spoke against the rezone.

Sal Unaly spoke in favor of the rezone.

*Chairmain Faiella closed the public hearing at 7:25 PM*

*Continued Commission Discussion:*

Vice Chairman Scantlebury spoke on Zoom. He shared a quote from former Commissioner Hough "As Commissioners, we should not rezone for profit." He shared that he does not feel this is the correct rezone for this property, and he will not be voting for it.

After much discussion amongst the Commission, it was decided unanimously that while all the Commissioners respect and are thankful for the Copper Canyon Fire and Medical District and their service to the town, they do not feel that rezoning this property to C2 is appropriate, as it seems that the only way it could possibly benefit the Fire District is to sell the property. It was suggested amongst many Commissioners that the rezone be to R-S.

*Additional Applicant/ Commission Discussion:*

Robb Witt, representative of Copper Canyon Fire and Medical, spoke again. He reiterated the stance of the applicant and said he feels that they're not only denying the rezone, but they're also no longer allowing them to operate as they have been, as the property has been operating under C-2.

Chairman Faiella asked for a table of this item; however, many Commissioners were against this. They would like to give the applicant an answer.

Mr. Knight said the only thing that would solve all the problems would be a PAD. He feels the

applicant deserves a decision this evening and recommended they do not table the item. He urged the Commission to look not at the applicant or community members, but at the property and decide what the correct zoning for that property is. What is before them tonight needs to be voted on, and if a different rezone were to be decided on, this process would have to be finished before they were to try for another. There is always an opportunity for the applicant to pull their application and reapply for a different zone.

It was decided amongst the Commission not to table this item, but to deny the rezone to C2, in hopes that they can allow Copper Canyon Fire and Medical District to assess and reapply for a different rezone.

On a **motion** from Commissioner Tippett, seconded by Commissioner Foreman, the Commission moved to approve recommendation to the Mayor and Common Council of the Town of Camp Verde 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)

**Roll Call Vote:**

Commissioner Tippett: Nay  
Commissioner Lomeland: Nay  
Commissioner Blue: Nay  
Chairman Faiella: Nay  
Vice Chairman Scantlebury: Nay  
Commissioner Osses: Nay  
Commissioner Foreman: Nay

**Motion Denied: 0-7**

Mr. Knight shared that they are shooting to see this go before Council on September 6<sup>th</sup>.

- 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.

*No Current Events.*

- 9. Staff Comments**

Mr. Knight shared with the Commission an update on Council's request to move forward on the re-assessing and updating of the animal point system. They are crafting a community input survey.

- 10. Adjournment** Chairman Faiella adjourned the meeting at 8:02 PM.

\_\_\_\_\_  
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 27<sup>th</sup> day of July 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of July 2023.

*Mary Frewin*  
Mary Frewin, Recording Secretary

)



**Agenda Item Submission Form – Section I**

**Meeting Date:** Planning and Zoning Commission: Thursday, August 24, 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

**Public Hearing; 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 a Use Permit, with conditions, for Cinda and Criselda Rajkovic for veterinary services located at 3455 North Prospectors Lane (parcel 403-18-001K).

**List Attached Documents:**

- A. Staff Proposed Conditions
- B. Letter of Intent
- C. Site Plan
- D. Neighborhood Meeting Affidavit
- E. Relevant Zoning Ordinance Sections
  - 1) Definition
  - 2) Use District
  - 3) Zoning Decisions
- F. Relevant 2016 General Plan Sections
- G. Animal Guardian Network Use Permit

**Estimated Presentation Time:** 10 minutes

**Estimated Discussion Time:** 10 minutes

**Executive Summary:** Cinda and Cris Rajkovic have applied for a Use Permit to allow them to operate a veterinary clinic. The business operation would include traditional veterinary services as well as an animal rescue. In order to operate the animal rescue part of the business, the applicants have requested an increase to the animal count for parcel 403-18-001K from 84 to 150 points.

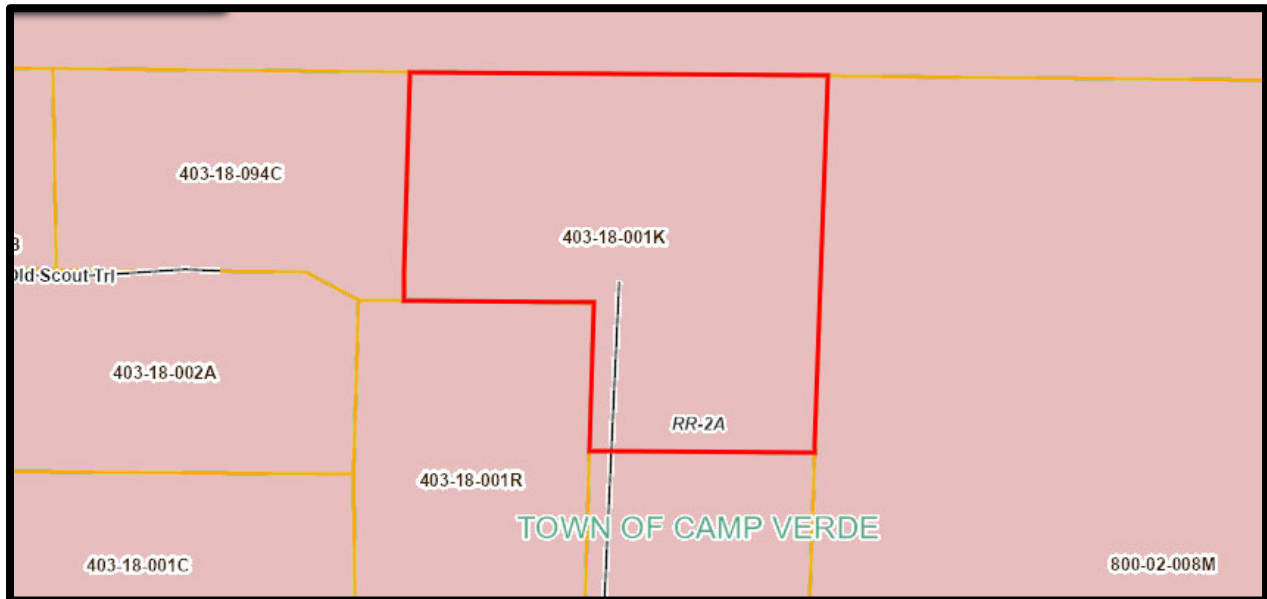
The property is zoned RR-2A (Residential-Rural; 2 acres minimum). The veterinary clinic would primarily focus on small animals and will serve Camp Verde and surrounding areas. Staff has recommended a list of conditions (Attachment A) intended to mitigate any potential impacts of the proposed use.

**Property Information:**

<b>File No.</b>	20230310
<b>Location</b>	3455 North Prospectors Lane
<b>Parcel</b>	403-18-001K
<b>Owner</b>	Criselda and Cinda Rajkovic
<b>Applicant/s</b>	Criselda and Cinda Rajkovic
<b>Site Size</b>	3.5 acres (currently allowed 84 animal points)
<b>Zoning Designation</b>	RR-2A
<b>Current Land Use</b>	Residential
<b>Surrounding Properties</b>	North: Coconino National Forest South: RR-2A; Residential and Vacant East: RR-2A; Residential West: Coconino National Forest



## Zoning Map:



**Background Information:** The Rajkovic family purchased the property in 2014 and have spent the last seven (7) years making improvements. Cinda currently operates her veterinary services out of Golden Bone Pet Products in Sedona, Arizona. She specializes in stem cell therapy, platelet rich plasma, and cold laser therapy. In addition, the Rajkovics work with Runnin W Wildlife Rescue, as well as Arizona Game and Fish to help rehabilitate injured wildlife. They also rescue and rehabilitate injured pets to prepare them for adoption.

According to the applicants: *“We are now proposing to use the property for a small veterinary clinic for small animals that would serve Camp Verde and the surrounding areas. We would be seeing no more than 15 pets per day and no less than 1 pet per day. We would be working 4 days a week and our hours would be 10am - 5pm Monday through Thursday by appointment only. The impact from traffic would be minimal.”*

*“We would also use the property to house rescued animals, most of which are alpacas and a few llamas. These animals are quiet and poop in one or two piles which are not difficult to keep cleaned up. There are also two BLM mustang horses, a BLM donkey and birds which are kept inside an indoor aviary to keep the noise down. There are 4 wolf dogs that have no other home to go to and that is our limit.”*

*“We are currently listed as a 501C nonprofit, and we are on the permit for Game and Fish injured wildlife for Runnin W Wildlife in Cornville. We will typically have one injured animal at a time and then they go back to Runnin W Wildlife in Cornville. In addition, we help Sedona Humane Society and Verde Valley Humane Societies with small dogs that have been seriously injured or are not able to be adopted to avoid euthanasia. The injured dogs are cared for until they are healthy enough to be adopted.”*

*“We do occasionally have volunteers come help at the property but not more than 5 at a time and at the most twice a week. Right now, it is one person once a week.”*

The applicants are requesting a Use Permit to allow them to relocate Golden Bone Wellness Center to Camp Verde. This relocation will allow them to better serve the community with their veterinary and animal rescue services.

**Discussion:** The veterinary clinic has two (2) main functions, one is traditional veterinary services. The second is as an animal rescue. For the animal rescue portion, the applicants have

requested an increase in the animal point count. Based on the 3.5-acre property, their current point count is 84. This would allow them to have seven (7) large animals such as horses or donkeys (or some combination of small and large animals). The applicants have requested an increase to 150 animal points. If just comparing horses, they would be allowed to keep 13 horses if the point count was increased to 150. However, the applicants note that their rescue includes a mix of animals, such as horses, donkeys, alpacas, and llamas. For reference, point counts for these animals are noted below.

Horses, Mules, Donkeys:	12 points
Llamas:	6 points
Alpacas:	3 points

Please note that dogs and birds are not included in the animal point counts.

**Zoning Ordinance:** There are three (3) places within the Planning and Zoning Ordinance that are applicable to this permit:

- a) Section 103, Definition of Terms (pages 12-28)
- b) Section 203.D.2.b – R-R District (Conditional Uses) (pg. 38-40)
- c) Section 601-Zoning Decisions (pg. 175–178).

These are detailed below.

Staff Responses will be written in maroon below.

1. Section 103, Definition of Terms:

***VETERINARY SERVICES:*** Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners.

**Staff Response:** The proposed use of the property for Veterinary Services meets the definition from the Planning and Zoning Ordinance listed above.

2. Section 203.D.2.b. – R-R District (Conditional Uses)

- 2 *Uses and Structures Subject to Use Permit*

- B. *Veterinary Services.*

**Staff Response:** Through approval of a Use Permit, a veterinary service center would be allowed to operate at 3455 North Prospectors Lane. Note that a veterinary services clinic is a conditionally permitted use in an RR-2A, RS, and C1 District with approval of a Use Permit. Veterinary Services are allowed by right in a C2 or C3 Use District.

3. Section 601 – Zoning Decisions, specifically 601.C provides guidance on the application and approval process for all Use Permits (see attachment E).

1. *Review and Approval*

- a. *Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in*

*conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.*

*b. Use Permits may contain specific limitations on the scope, nature, and duration of the use, as deemed proper in accordance with the following criteria:*

- 1) Any significant increase in vehicular or pedestrian traffic;*
- 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;*
- 3) Contribution to the deterioration of the neighborhood or the downgrading of property values which is in conflict with goals, objectives, or policies of the General Plan;*
- 4) Compatibility with existing surrounding structures and uses; and*
- 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the general public.*

**Staff Response:** The Use Permit is in conformity with the policies of the General Plan. The premises driveway has Aggregate Base (AB) which will help control the dust. With the facility being by appointment only, nuisance arising from the emission of odor, gas, noise, vibration, heat, or glare should be minor. Although there will be a slight increase in vehicular traffic, the veterinary clinic will be by appointment only – this will limit vehicular traffic. In addition, with adoption of the conditions recommended by staff (Attachment A), impacts from the proposed use should adequately limit impacts on the existing surrounding structures and uses. The property is surrounded on two (2) sides by Coconino National Forest, as well as the surrounding Residential Uses being on large parcels.

*c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.*

*d. Where an applicant involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.*

*e. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.*

**Staff Response:** The key criteria referenced above allows for conditions to ensure the proposed use, “...will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general...” With incorporation of the proposed conditions, staff believe that approval of this use permit will not be detrimental to persons residing or working in the vicinity.



**General Plan:** 2016 General Plan. Middle Verde Character Area (Attachment F). (pg.63-71)

*Businesses:*

- *Agriculture*
- *Event Venues*
- *Farms*
- *Group Care Facilities*
- *Home Occupations*
- *Public Facilities*
- *RV Parks*

**Staff Response:** Although not specifically listed in the General Plan for the Middle Verde Character Area businesses, a Veterinary Clinic is compatible with farms, agriculture, and the large rural-residential parcels.

**Existing Use Permits:** Staff was unable to locate any other Use Permits for Veterinary Services within the Town of Camp Verde limits. Currently all the veterinary clinics in Camp Verde operate in a C2 Zoning District, where the use is allowed “by right” (no Use Permit required). However, there has been a Use Permit issued for Animal Guardian Network to operate as an animal rescue. This Use Permit also exists in the Middle Verde Character Area (Attachment G).

**The following have been completed by staff or the applicant:**

- A neighborhood meeting was held by the applicants on April 7, 2023.
- The Town mailed a letter providing notice of this public hearing and proposed Use Permit to all parcels within 300’ of this parcel on July 17, 2023.
- A public hearing notice was placed in the Verde Independent Newspaper on August 6, 2023, and August 9, 2023.
- A public hearing notice was posted at the property on July 24, 2023.
- A meeting agenda was posted at Town Hall and Bashas’ on August 17, 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 a Use Permit, with conditions, for Cinda and Criselda Rajkovic for veterinary services located at 3455 North Prospectors Lane (parcel 403-18-001K).

## ATTACHMENT A

### DRAFT Conditions of Approval for Veterinary Services Use Permit Updated: 8/24/2023

1. The applicant shall comply with the requirements contained in the submitted project narrative and application materials, unless modified by these conditions.
2. This permit shall run with the land in perpetuity, unless the use is discontinued for a period of six (6) months, or the permit is voided according to procedures outlined below.
3. Unless modified by these conditions, or the narrative and application materials, the applicant shall comply with all Town Code, Zoning Ordinance, and other laws and requirements. This includes obtaining building permits for all new improvements, as required by the Chief Building Official and Building Code.
4. Weather permitting, Alpaca, Llama, Horse, and Donkey manure shall be picked up weekly and contained in a 4-yard dumpster. The lid of the dumpster is to remain closed at all times.
5. Fly control is to be used. Some examples of fly control could include, Fly Predators, Simplifly, or Diatomaceous Earth.
6. The hours of operation for the veterinary services shall be limited to 7 am to 6 pm, with the exception of emergency animal drop offs.
7. The days of operation for the veterinary services will be Monday through Friday.
8. The applicant shall comply with Section 10-2-1 of the Town Code (Declaration of Nuisance) which states:

***Property and Hazards:*** No use or structure shall be operated or maintained in such a manner as to be an explosive fire hazard; nor cause smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, toxic fumes, or other negative impact on the community to be emitted into the atmosphere at any time to such an extent as to constitute a nuisance; contribute to neighborhood deterioration; nor divert water-carried waste or pollutants into any open water course or groundwater supply. Any such condition determined by the Town to constitute imminent peril to public health, safety or welfare shall be ceased immediately.

9. Town staff shall be allowed to enter the property to investigate complaints received that are related to use of the property. These may include, but are not limited to, noise, odor, dust, insects, and other potential nuisances. Town inspections will only be performed to investigate potential violations of the use permit, zoning ordinance, or other town ordinances. Town staff shall provide advance notice to and coordinate with the property owner or manager to schedule inspections.

## ATTACHMENT B

To the Planning and Zoning Commission of Camp Verde,

We own a 3.5-acre property in Camp Verde off Middle Verde Road on the west side. We are bordered on two sides by state land. We have been here since 2014 and have made many improvements to the property. We are now proposing to use the property for a small veterinary clinic for small animals that would serve Camp Verde and the surrounding areas. We would be seeing no more than 15 pets per day and no less than 1 pet per workday. We would see no more than 2 clients at a time as we will only have 2 exam rooms. Our work week will be 4 days a week and our hours of operation would be 10am-5pm Monday through Thursday by appointment only. The impact from traffic would be minimal. We also use the property to house rescued animals, most of which are alpacas and a few llamas which are permanent residents. These animals are quiet and poop in one or two piles which are not difficult to keep cleaned up. There are also two BLM mustang horses, a Quarter horse, a BLM donkey and birds which are kept inside an indoor aviary to keep the noise down. We will not be getting anymore horses, donkeys, or birds. There are currently 4 wolf dogs that have no other home to go to and that is our limit. The poop from the dogs is cleaned up twice a day and the feces from the large animals are cleaned up weekly and put in a 4-yard trash container at the front of our property that is emptied weekly on Tuesday. The lid is kept closed to keep the smell and flies down. We use fly predators, Simplifly and diatomaceous earth for fly control. We are currently listed as a 501C nonprofit, and we are on the permit for Game and Fish injured wildlife for Runnin W Wildlife in Cornville. We will typically have one injured animal at a time and then they go back to Runnin W Wildlife for permanent housing. In addition, we help Sedona Humane Society and Verde Valley Humane Societies with small dogs that have been seriously injured or cannot be adopted at that time. We treat them with surgery and medically to bring them back to health and then they can be adopted. If we did not help, they would be most likely euthanized. Camp Verde does not have a humane society, but we have also helped them with stray dogs. We do occasionally have volunteers come help at the property but not more than 5 at a time and at the most twice a week. Right now, it is one person once a week. Since the property is being used for rescue animals and hopefully a vet clinic also, we would like to increase the points allowed for this property to 150 to accommodate other starved and mistreated llamas and alpacas. These animals out of the ones

we have, would have the least amount of impact on the neighbors as they are quiet and calm animals. Plus, they are fun to watch. Several of our Llamas are halter trained and can be walked. We work very hard to enrich the lives of all the animals that cross our paths and we hope you can help up with this matter.

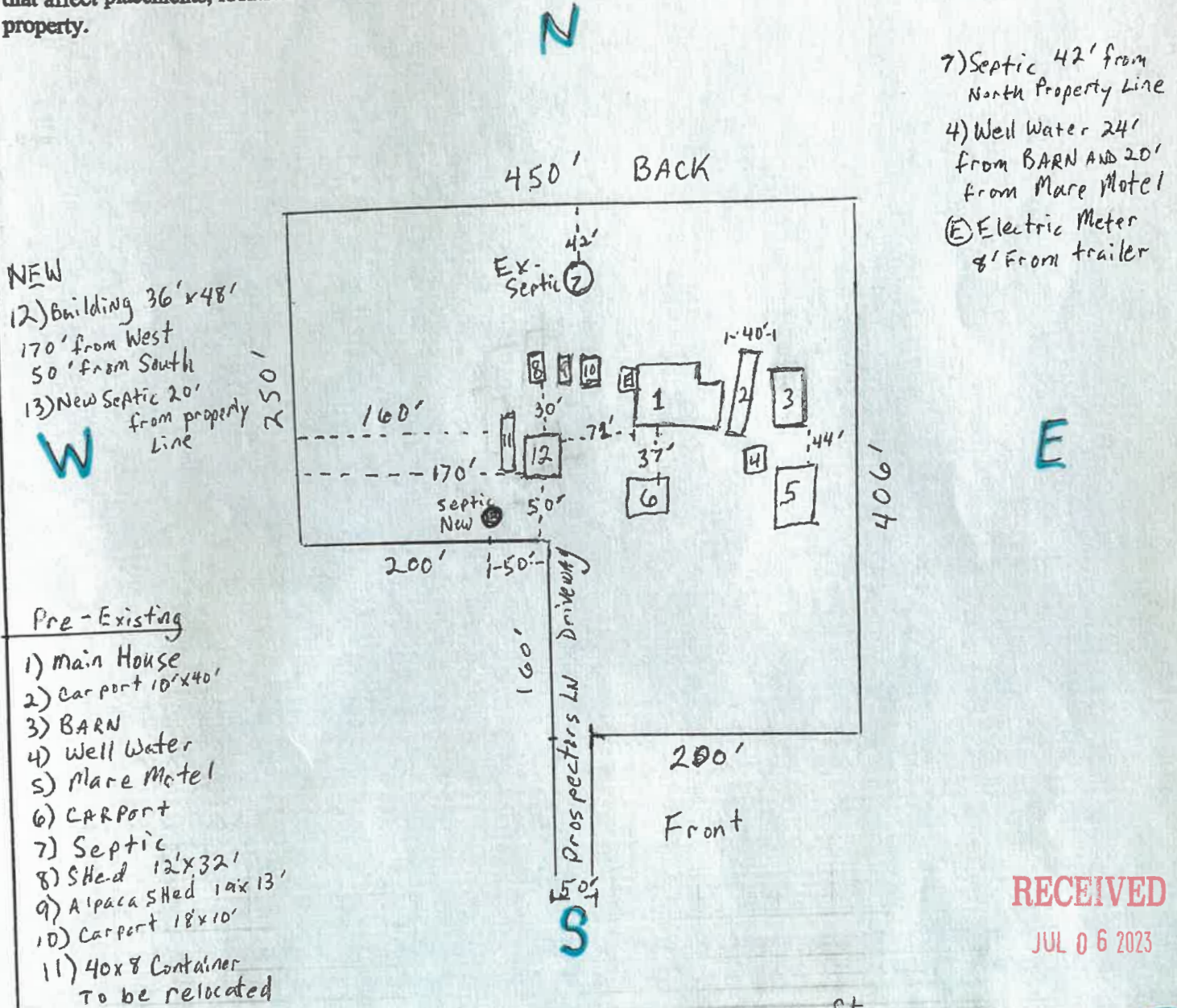
Sincerely,

Cinda and Criselda Rajkovic



**LOT PLAN SKETCH:**

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within twenty (20) feet of the property.



- 7) Septic 42' from North Property Line
- 4) Well Water 24' from BARN AND 20' from Mare Motel
- (E) Electric Meter 8' From trailer

- NEW**
- 12) Building 36' x 48' 170' from West 50' from South
  - 13) New Septic 20' from property line

- Pre-Existing**
- 1) Main House
  - 2) Carport 10' x 40'
  - 3) BARN
  - 4) Well Water
  - 5) Mare Motel
  - 6) Carport
  - 7) Septic
  - 8) Shed 12' x 32'
  - 9) Alpaca Shed 10' x 13'
  - 10) Carport 18' x 10'
  - 11) 40x8 Container To be relocated

RECEIVED  
JUL 06 2023

PARCEL NUMBER 403-18-001K

SCALE: 200 ft  
NO SMALLER THAN 1" = 50'

INDICATE NORTH:

I/WE, Cinda + Cris Rajkovic, certify that I/WE are the Owner or Owner's Agent, that all information provided for this plot plan is correct and that this plot plan, as a part of the permit application, indicates all structures (including fences, walls, and pads), correct setback distances, legal access and easements, cuts, fills, drainage and any water course (including washes, drainage ditches, etc.) on or adjacent to the property within twenty (20) feet of any proposed or existing structure(s). I/WE, the Owner or Owner's Agent indemnify and hold harmless the Town of Camp Verde, its officers, agents and employees for any omissions knowingly or unknowingly made by the Owner, Applicant or Agent on this plot plan, resulting in the issuance of permit. I/WE understand that any items constructed in an easement, legal access area or right-of-way may be required to be removed. Furthermore, I/WE, the Owner or Owner's Agent understand that the Town of Camp Verde, its officers, agents and employees, will not be responsible for removal and replacement of said structure(s), AND removal/replacement of said structures will be at the Owner's expense. I/WE certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval.

OWNER/AGENT SIGNATURE: Cinda Rajkovic 20 of 40 CR DATE: 7-5-23



## Meeting Minutes

Note-taker Cinda Rajkovic

Called by Cinda + Cris Rajkovic

Meeting objective	Small vet clinic at 3455 N Prospectors Ln
Dates	4/27/23
Time	1200 noon
Location	Camp Verde Library
Attendees	See sign in sheet

### Topics

Small vet clinic at 3455 N Prospectors Ln

### Discussion

- ① Concerns about the road and the dust. Public works question about giving Prospectors Lane to the County so it will be paved. (Audie Aray)
- ② Here to support us 100% (Jenny Robbins) response from #3: Thank You
- ③ Response to #1 from Cinda Rajkovic: Prospectors Ln is a private road and it was not paved because of this. Cris & I asked for all the neighbors help to improve the road in 2014 when we moved in and everyone declined. We paid for the improvements and put gravel down.



## Meeting Minutes

Notes-taker Cinda Rajkovic

Called by Cinda + Cris Rajkovic

Meeting objective	Small vet clinic at 3455 N Prospectors Ln
Dates	4/27/23
Time	12:00 noon
Location	Camp Verde library
Attendees	See sign in sheet.

Topics Small vet clinic at 3455 N Prospectors Ln  
Traffic + dust

### Discussion

- #2 response from #1 Andre: we forced Camp Verde to pave ~~Cimarron~~<sup>Cimarron</sup> so prospectors can be paved.
- #3 Prospectors is private so improvements are up to the neighbors. Would you be opposed to a small vet clinic if the dust from traffic was addressed?
- #1 no, I would be fine with it. You helped me with my cat in a moments notice before.
- #3 Has anyone else had problems with individuals from the indian reservation trespassing while high on meth?
- #2 response from Jenny: yes + they yell at her dogs
- #1 Andre: no problems as she has better "spells" to keep them away. Also, she knows all their parents.

## Meeting Minutes

Note-taker Cinda Rajkovic

Called by Cinda + Cris Rajkovic

Meeting objective	Small vet clinic at 3455 W Prospectors Ln
Dates	4/27/23
Time	12 noon
Location	Camp Verde library
Attendees	See sign in sheet

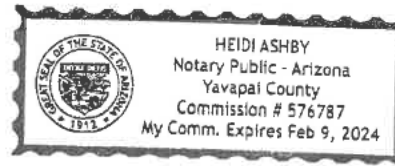
Topics Small vet clinic at 3455 W Prospectors Ln  
Traffic + dust

### Discussion

- ① Andre: Dr. Proper has 3 properties in camp verde + one could be rented for a vet clinic. I had to pay to rent a space for my business in camp verde
- ③ cinda response: The burnt down vet clinic - No. The other property is the rented u-haul trailer - NO we already discussed purchasing Anasazi vet clinic but they want \$500,000 for the clinic + \$670,000 for the land. The best would be the small clinic as we do not see that many clients and we do specialty work.

State of ARIZONA  
County of Yavapai  
On this 28 day of April, 2023  
before me personally appeared Cirila Rajkovic (name  
of signer), whose identity was proved to me on the basis of  
satisfactory evidence to be the person whose name is  
subscribed to this document, and who acknowledged that  
he/she signed the above/attached document.

Heidi Ashby  
Notary Public  
My commission expires  
Feb 9, 2024



**B. D. R-R DISTRICT (Residential-Rural), (Formerly RCU)**

1. Purpose:

The R-R District is intended to provide a zoning classification for portions of the incorporated area of Camp Verde not presently characterized by urban uses, and to provide for rural, large lot residential uses. Manufactured, Modular or Site Built. Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).

Permitted Uses and Structures:

- a. Accessory Dwelling Unit (ADU).
- b. Agriculture and cultivation.
- c. Bed and Breakfast.
- d. Community parks, playgrounds or centers.
- e. Dwelling unit for one family on any one lot (See D.1).

Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).

- f. Flood control facilities.
- g. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- h. Historical Landmarks.
- i. Home occupations (See Section 303).
- j. Keeping of farm animals, limited (See Section 305).
- k. Open land carnival and recreation facilities (religious & educational institutions).
- l. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- m. Religious institutions (in permanent buildings).

2. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Veterinary Services.
- 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. 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.

e. All uses with a valid Use Permit for expanded uses, including those uses listed in items a.-d., above, in effect as of June 24, 2011 will retain all rights associated with the Use Permit for the term of that Use Permit. Prior to the expiration of the said Use Permit, the owner may apply for a Use Permit, subject to all the requirements of Section 601.A-C, to continue the existing uses and any proposed new uses at the sole discretion of and as may be modified by the Town Council. (Ord 2013 A388).

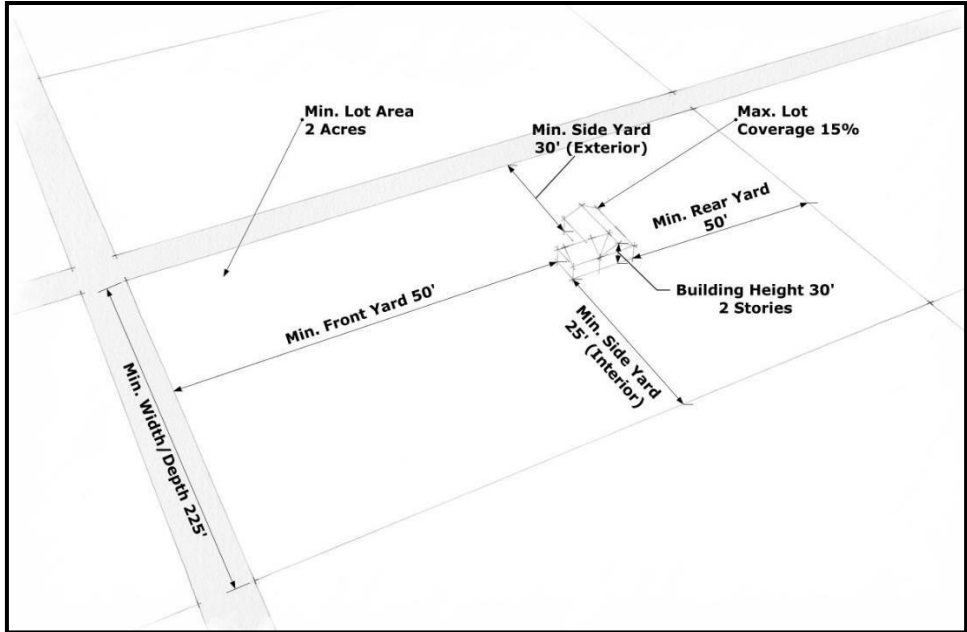
f. Agri-Tourism, Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:

- 1) Adequate points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample on-site parking for normal business activity and provisions for special event overflow parking;
- 3) Adequate separation distance limitation of hours of operation, and/or additional measures to mitigate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially zoned property.
- 4) Provision for patrons' health, safety and comfort including but not limited to shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, and appropriate security.

5) A full two (2) acres (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism (Ord 2015 A206).

Table 2-4: R-R Dimensional Standards	"R-R"
Minimum Lot Area (sq.ft.)	87,120' (2 acres)
Minimum Width OR Depth (feet)	225'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	15%
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	25'
Minimum Side Yard Exterior (feet)	30'

Table 2-4: R-R 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 a 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 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 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 protests 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.A as may be amended.

## **B. Site Plan Review and Development Standards**

Key to obtaining compliance with the regulations of this ordinance and achieving the objectives of the Town's General Plan is the administrative review of Site Plans for new development as regulated in Part 4 Development Standards. The Site Plan entails preparation of drawings for proposed uses and buildings that conform to the Development Standards, depicting adequate grading/drainage and Appearance Compatibility (Section 402), landscape and screening (Section 402), parking and loading (Section 403), signs (Section 404) and outdoor lighting (Section 405) as required in these regulations.

The Site Plan Review process is administered by the Community Development Department in conjunction with other Town departments. The Community Development Director is authorized to approve minor modifications to strict adherence of zoning regulations due to physical constraints of the project site. Appeals may be scheduled for hearing by the Board of Adjustment and Appeals. Major development projects may also be referred to the Commission and Council for a hearing, review and approval, which hearing and review process is mandatory if so stipulated by prior Council action such as rezoning or PAD approval.

For non-residential and multi-family developments as described in Section 400B, additional review of Appearance Compatibility Drawings is required (Section 402 C). Appearance Compatibility Drawings are reviewed by Town staff simultaneously with the Site Plan Review process, in accordance with the process specified in Section 400C.

## **C. Use Permit Approvals**

Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses. The application for Use Permit approval is applicable to those uses that are specifically listed as "Uses and Structures Subject to Use Permit" in each Zoning Use District in Part Two Section 203.

1. Review and Approval



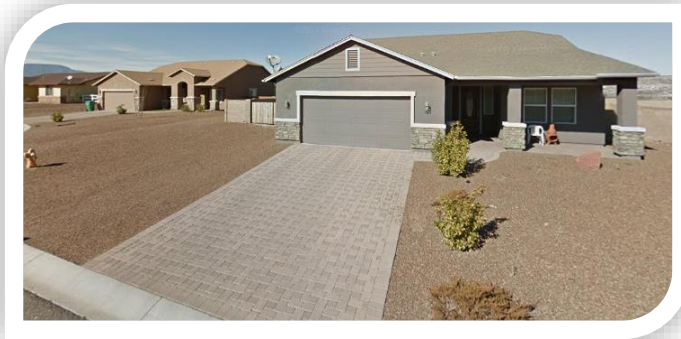
- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- b. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
  - 1) Any significant increase in vehicular or pedestrian traffic;
  - 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
  - 4) Compatibility with existing surrounding structures and uses; and
  - 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.
- c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.
- d. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.
- e. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

Within 30 days of any change, permittees shall notify the Community Development Department of any changes.

## 2. Duration and Voiding of Use Permit

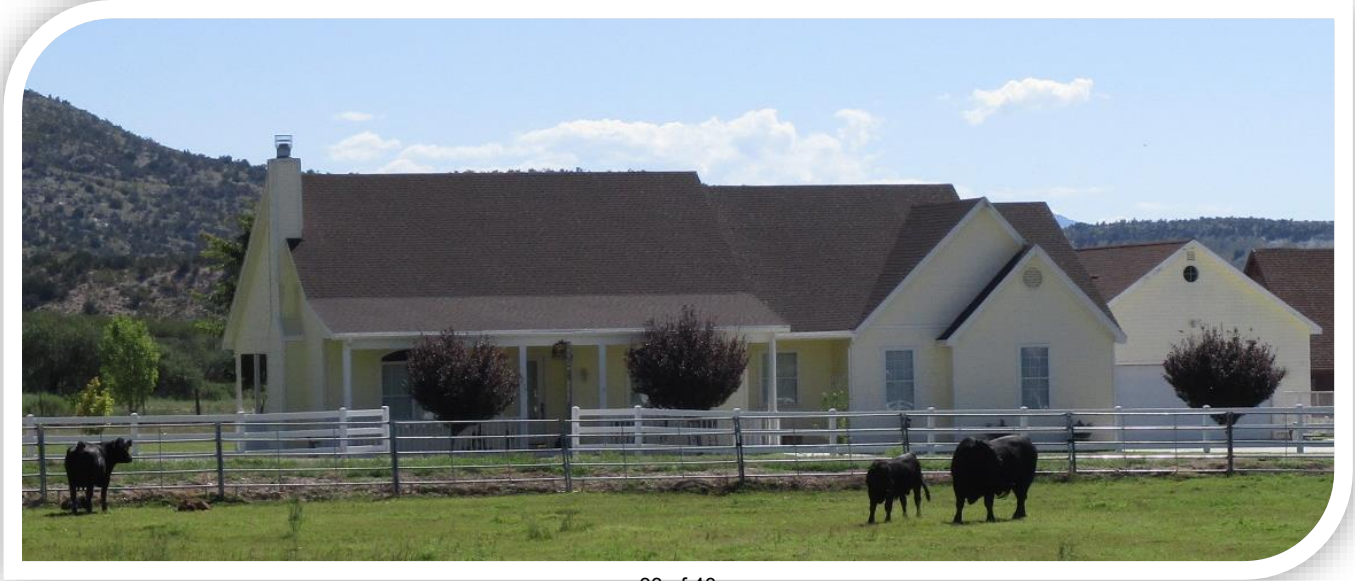
- a. To secure the objectives of this Zoning Ordinance, Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.
- b. The permittee must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain a building permit or begin the use shall void the permit unless a delay to start the construction has been granted or an extension has been applied for with the Community Development Director prior to the expiration of the six-month period. Additional extensions must go to Council.
- c. If the use or uses for which a Use Permit has been granted are discontinued for a continuous period of six months, the Use Permit is voided.
- d. Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit.
- e. Decisions by the Community Development Director, which result in the voiding of the Use Permit, may be appealed to the Board of Adjustment and Appeals; subject to an application for appeal being on file in the Community Development Department within 30 days of notification of the Use Permit being voided.

# Middle Verde Character Area



*From Top To Bottom: A Residential Manufactured Home Park Off Horseshoe Bend Drive; Residential Subdivision Off Verde West Drive; Yavapai-Apache Nation Housing Development Off Cherry Lane; Residential Neighborhood On Caughran Road; Residential Property On Reservation Loop Road; Residential Home On Middle Verde Road*

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



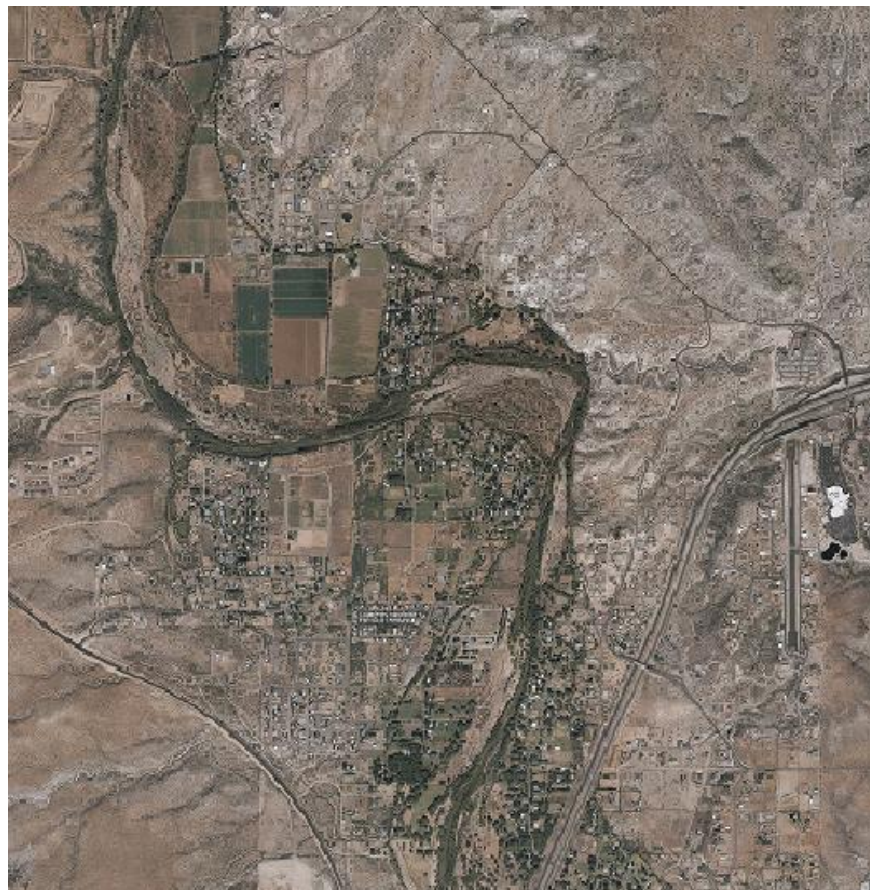


### **Introduction for Middle Verde Character Area:**

Middle Verde's two dozen residential communities are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The historic OK Ditch, Verde Ditch, and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. Reminders of old farms and ranches can be seen even though the properties have been divided; agriculture continues with corn, alfalfa, hay, other crops, and livestock. Small farms provide food for local restaurants and stores, and the valley-wide community supported agriculture program.

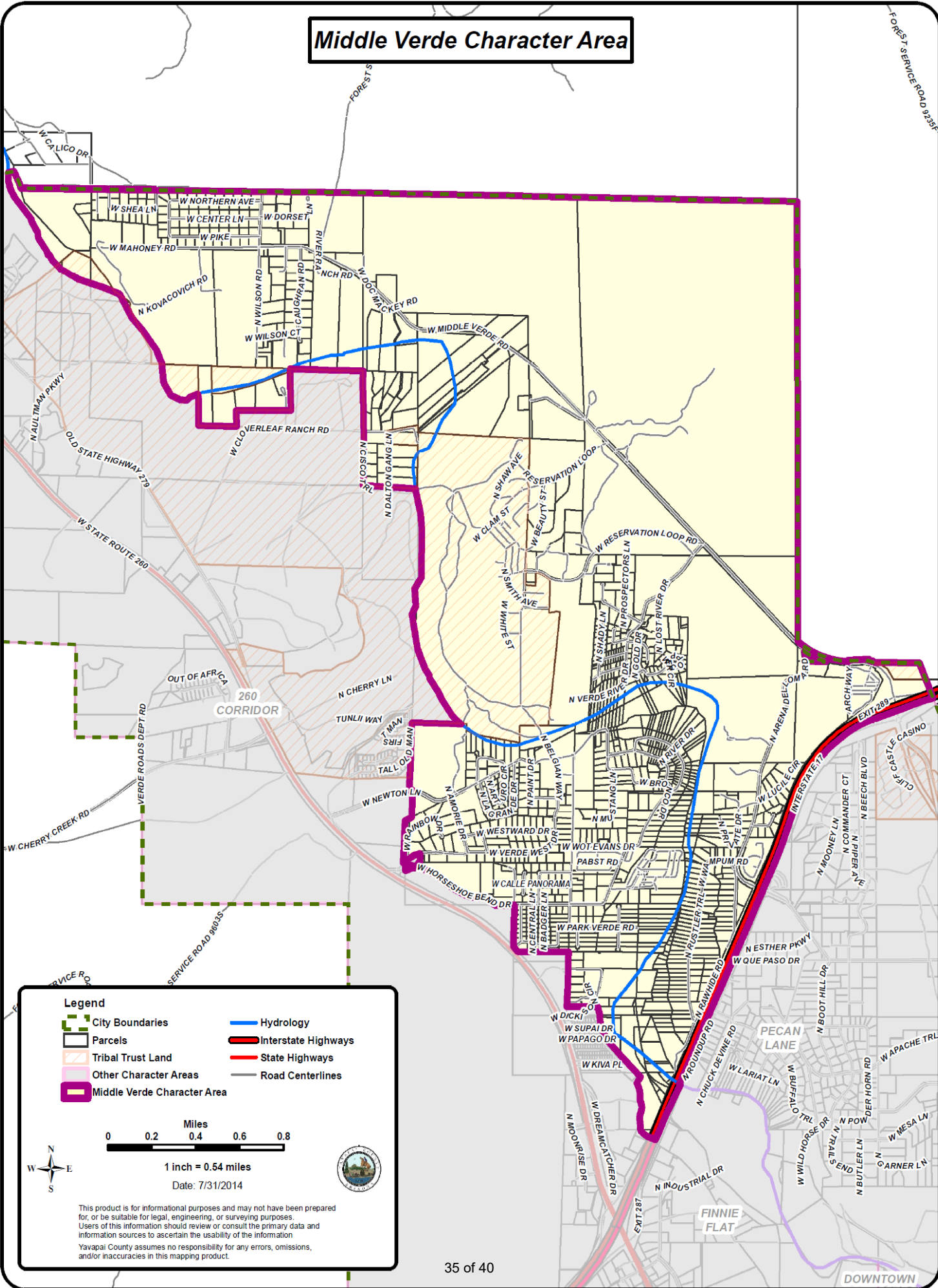
The Middle Verde character area contains a variety of lands and uses -- the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, law enforcement, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

The Middle Verde character area straddles the Verde River, which flows through the entire area on the southwest side. The uplands are defined by the stark White Hills that provide the northern boundary; these are U.S. Forest Service/National Forest Lands that offer recreation and access to the hills beyond.



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

# Middle Verde Character Area



- Legend**
- City Boundaries
  - Parcels
  - Tribal Trust Land
  - Other Character Areas
  - Middle Verde Character Area
  - Hydrology
  - Interstate Highways
  - State Highways
  - Road Centerlines

Miles  
0 0.2 0.4 0.6 0.8

1 inch = 0.54 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.

DOWNTOWN

**TABLE 3.9 - Land Use; Middle Verde Character Area Reference Chart**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 7.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries.</p> <p>The Southwest portion of this character area is defined primarily by the Verde River and Yavapai-Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive.</p> <p>A significant portion 29.96 % of this character area is comprised of U.S Forest Service land. There 8.26 % State land. The Yavapai-Apache Nation Trust Land also accounts for 10.52 % of the land in the Middle Verde character area along with 0.53 % Yavapai-Apache Tribal Community.</p> <p>The Verde River flows throughout the entire Middle Verde character area, approximately 7.71 miles and is an integral component to land uses within this character area.</p> <p>Much of the Middle Verde character area is classified as limited high density residential or rural residential with properties. that are agricultural in nature and two acre minimum in size.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>• Buena Vista Estates</li> <li>• Buffalo Run Mobile Home Park</li> <li>• El Rancho Acres</li> <li>• Equestrian Estates</li> <li>• Freeway Acres</li> <li>• Golden Heights</li> <li>• Horseshoe Bend Ranches</li> <li>• Las Estancias Unit 1-3</li> <li>• Liberty Hill Park</li> <li>• Overlook Acres</li> <li>• Park Verde Estates</li> <li>• Park Verde Estates Plat 2-3</li> <li>• Rainbow Acres</li> <li>• Rio Verde Vista</li> <li>• River Ranch Estates</li> <li>• The Willows at Camp Verde</li> <li>• Two Ponds Estates</li> <li>• Verde Glen Terrace</li> <li>• Verde River Estates 1-4</li> <li>• Verde River Meadows #2</li> <li>• Verde West Acres</li> <li>• Verde West Acres 2</li> <li>• Verde West Estates</li> <li>• Verde West Estates 2</li> <li>• Yavapai-Apache Nation Middle Verde Tribal Community</li> </ul> <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Event Venues</li> <li>• Farms</li> <li>• Group Care Facilities</li> <li>• Guest Ranches</li> <li>• Home Occupations</li> <li>• Public Facilities</li> <li>• RV Parks</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>• Arena Del Loma Road - Rustler Trail</li> <li>• Horseshoe Bend Drive</li> <li>• Interstate 17</li> <li>• Middle Verde Road - Caughran Road - Reservation Loop Road - Verde River Drive</li> <li>• Park Verde Road</li> <li>• Verde West Drive</li> </ul> <p><b>Major Interchanges:</b></p> <ul style="list-style-type: none"> <li>• Interstate 17 and Middle Verde Road</li> </ul> <p><b>Major Intersections:</b></p> <ul style="list-style-type: none"> <li>• Middle Verde Road and Arena Del Loma Road</li> <li>• Middle Verde Road and Reservation Loop Road</li> </ul> <p><b>Major Trails:</b></p> <ul style="list-style-type: none"> <li>• White Hills Trailhead</li> <li>• Beaver Head Trail Trailhead</li> </ul>	<p><b>Community Services:</b></p> <ul style="list-style-type: none"> <li>• Middle Verde Cemetery</li> </ul> <p><b>General:</b></p> <ul style="list-style-type: none"> <li>• Grandpa Wash</li> <li>• White Hills Drainage</li> </ul> <p><b>Historic Sites:</b></p> <ul style="list-style-type: none"> <li>• Frying Pan Ranch/ EA Jordan Homestead</li> </ul> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>• Arturo Neighborhood Park</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>• Verde River</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>- Eureka Ditch</li> <li>- OK Ditch</li> <li>- Verde/Woods Ditch</li> </ul> <p><b>Yavapai-Apache Nation:</b> Middle Verde Tribal Community</p> <ul style="list-style-type: none"> <li>• <b>Community Services:</b> <ul style="list-style-type: none"> <li>- Administration Buildings</li> <li>- Cemetery</li> <li>- Medical Center</li> <li>- Police Department</li> </ul> </li> <li>• <b>Parks and Recreation:</b> <ul style="list-style-type: none"> <li>- Heritage Park</li> </ul> </li> <li>• <b>Historic Sites:</b> <ul style="list-style-type: none"> <li>- BIA Building</li> <li>- Middle Verde Rock Church</li> </ul> </li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 0 to 11 dwelling units per acre.</li> </ul> <p><b>Existing non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary.</li> <li>• C2 located near Verde West Drive and Horseshoe Bend Drive.</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p><b>Preferred non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• Agricultural Use &amp; AG</li> <li>• RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to Lucile Circle and North Private Drive.</li> <li>• RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive.</li> <li>• RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road.</li> <li>• Open Space</li> <li>• Planned Unit Development (PUD)</li> <li>• Public Facilities</li> </ul>



## 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 Middle Verde character area:

- A. Goal: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by appropriate and compatible services including public facilities.**

### **Implementation Strategy:**

- A. 1. Support neighborhood level retail centers that provides everyday goods and services.
- A. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

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

### **Implementation Strategy:**

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

- C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.<sup>4</sup>**

### **Implementation Strategy:**

- C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- C. 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.
- C. 3. Encourage recreation which is compatible with the natural and cultural environment.

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<sup>4</sup> The Verde River Recreation Management Plan was adopted by Town Council on February 3<sup>rd</sup>, 2016. For additional information please visit <http://www.cvaz.org>.

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

**Implementation Strategy:**

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



## ATTACHMENT G



### RESOLUTION NO. 2017-992

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A REQUEST SUBMITTED BY CARRIE SINGER, EXECUTIVE DIRECTOR OF THE ANIMAL GUARDIAN NETWORK, ON AN APPROXIMATELY 17 ACRE PARCEL, APN 403-19-007S, LOCATED AT 2555 N ARENA DEL LOMA RD. THE SUBJECT APPLICANT IS REQUESTING APPROVAL OF USE PERMIT 20170327 TO ALLOW FOR AGRI-TOURISM IN A RESIDENTIAL NEIGHBORHOOD ZONED R-R (RESIDENTIAL-RURAL) FOR THE PURPOSE OF AN ANIMAL SANCTUARY AND HEALING RANCH.**

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby resolve as follows:

1. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 20170327 was filed by Carrie Singer, Executive Director of the Animal Guardian Network, owner of Parcel 403-19-007S, located at 2555 N Arena Del Loma Rd., Camp Verde, Arizona. The parcel is zoned R-R (Residential-Rural) and the proposed use (Agri-Tourism) is permitted under such zoning with a Use Permit.
  - B. A neighborhood meeting was held on September 9, 2017 by the applicant to provide for citizen review pursuant to ARS §9-462.03 and as required by the Town of Camp Verde Planning and Zoning Ordinance, Part Six, Section 601 (Zoning Decisions) A3. – Citizen review and participation process.
  - C. The request was reviewed by the Planning and Zoning Commission on November 9, 2017 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on December 6, 2017 in public hearings that were advertised and posted according to State Law.
  - D. The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the uses covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally and the uses shall be in conformity to the conditions, requirements and standards of the Town of Camp Verde Planning and Zoning Ordinance.
  - E. The Waiver of Diminution of Value has been signed by the owner and is attached as Exhibit A.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20170327 in perpetuity, subject to the limitations of Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, Subsection 2, for the purpose of establishing an Animal Sanctuary and Healing Ranch and all other uses allowed under Agri-Tourism with the following findings:

1. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Town of Camp Verde Planning and Zoning Ordinance per Part Two, Section 203 – Use Districts, D. - R-R District (Residential-Rural), 3.f. Agri-Tourism.
2. Per Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, 1.e The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No such use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

The following stipulations would be in place:

1. This Use Permit will be reviewed in one year to evaluate potential impacts on the surrounding neighborhood.
2. Public access to the property is limited to pre-arranged walk-in tours, and public amenities and parking outside of gated entry.

All of the requested uses to continue with no time limit, but are subject to the requirements of Part 6, Section 601 – Zoning Decisions, C. – Use Permit Approvals, 1. and 2. of the Town of Camp Verde Planning and Zoning Ordinance.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON DECEMBER 6, 2017.**

 12/28/2017  
Charles C. German, Mayor Date:

Attest:

 12/28/2017  
Judith Morgan, Town Clerk Date:

Approved As To Form:

  
Town Attorney