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AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, SEPTEMBER 28, 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, Vice Chairman Todd Scantlebury, Chairman Andrew Faiella.
3. **Pledge of Allegiance**
4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.
 - a. **Approval of Minutes:**
August 24, 2023, Regular Session
 - b. **Set Next Meeting, Date and Time**
October 12, 2023 @ 6:00 pm, Regular Session
October 26, 2023 @ 6:00 pm, Regular Session
November 9, 2023 @ 6:00 pm, Regular Session
November 23, 2023 @ 6:00 pm, Regular Session, **Cancel**
5. **Call to the Public for items not on the agenda** - Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

6. **Public Hearing** - Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of an RV Park Use Permit, with conditions, for Recreational Investment Group LLP for property generally located at the Northwest Corner of Highway 260 and Dickinson Circle (APN 403-23-151D).

- **Staff Report**
- **Public Hearing Open**
- **Public Hearing Closed**
- **Commission Discussion**

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

8. **Staff Comments**

9. **Adjournment**

The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashes on September 21, 2023 (date) at 10:00 AM (time).

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

FINAL MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, AUGUST 24, 2023
6:00 PM

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

1. Call to Order

Chairman Faiella called the meeting to order at 6:00 p.m.

2. Roll Call

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioner Greg Blue, Commissioner William Tippet, Commissioner Mark Lomeland, Commissioner Robert Foreman and Commissioner Ingrid Osses were present.

Also Present

Town Planner BJ Ratlief, Town Planner Cory Mulcaire and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Osses led the Pledge.

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

A. Approval of Minutes: July 13, 2023, Regular Session-Work Session
July 27, 2023, Regular Session

B. Set Meeting Dates: September 14, 2023, at 6:00 pm Regular Session (tentatively canceled)
September 28, 2023, at 6:00 pm Regular Session

Motion was made by Commissioner Foreman to approve the consent agenda. Second was made by Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mark Lomeland: aye
Commissioner Bill Tippet: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye

Motion passed unanimously 7-0.

5. Call to the Public for Items Not on the Agenda

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

No public to speak.

6. Public Hearing: 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). Staff Resource: Cory Mulcaire

Town Planner Cory Mulcaire reviewed the details of the Use Permit, area maps and site plan. Ms. Mulcaire explained that 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 intended to mitigate any potential impacts of the proposed use. Those conditions include:

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, Simplify, 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.

Ms. Mulcaire stated staff does recommend approval of this Use Permit.

Commissioner Scantlebury asked about the hours of operation differing from what the applicant had asked for. Ms. Mulcaire stated they wanted them to have the same conditions that any business in Town would have. Basically, standard commercial hours.

Commissioner Foreman said currently there are no local emergency vets; will 24/7 drop offs be available. Dr. Rajkovic said they were not planning to have 24/7 emergency hours but would be available during daytime hours.

Applicant Comments

Dr. Cinda Rajkovic gave an overview of her services and background as a veterinarian. She reviewed some of the services she would provide. Dr. Rajkovic stated she additionally works with law enforcement, humane societies and the Game and Fish Department.

Commissioners discussed the Use Permit running in perpetuity with the land and not the person. Vice Chair Scantlebury asked if you can tie a Use Permit to a person? Ms. Mulcaire said, it is tied to the land. But if Dr. Rajkovic quits practicing for (6) months and close their doors, and someone else buys the property, the new person will have to apply for a use permit to expand and amend the Use Permit.

Commissioner Lomeland asked for clarification. The animal count is currently 84 allowed and is requested to increase to 150; how many of those would be large animals. Dr. Rajkovic said they currently have (3) horses, (1) donkeys, (6) llamas and unknown alpacas. They do not want to accept any more horses or donkeys. The largest animals that would be added would be llamas or alpacas.

Vice Chair Scantlebury asked about maintaining the property. Would Dr. Rajkovic agree to some additional conditions such as dragging once a week to allow no wet spots, have a closed container, remove manure once a week and have a fly control mechanism? Dr. Rajkovic said yes.

Chairman Faiella said the animal count is a hot ticket right now. He asked if the additional llamas and alpacas that will be brought in, will be temporary until they finish their treatment or will you keep them permanently. Dr. Rajkovic explained it depends on the situation when they come in with. She does adopt out animals to loving homes. Chairman Faiella is concerned with increasing the animal count for permanent animals with the current atmosphere in the Town about animal count.

Chairman Faiella asked about the wolf dogs on the property. Dr. Rajkovic explained their enclosure and said she has worked with wolf dogs for 20 years. She hasn't had any trouble with them. She currently has (4) on the property.

Chairman Faiella said the main problem he saw the neighbors talking about at the neighborhood meeting, was dust on the road. Dr. Rajkovic said they have added crushed rock to the road for dust control.

Public Hearing Open 6:38pm

Jennifer Robbins- advocate as a neighbor. Great addition to the neighborhood. They keep the property clean.

Amy Finley- manager of Jack Pot Ranch. She is in favor of this change. This will be an asset to the town.

Public Hearing Closed 6:41pm

Commission Discussion

Commissioner Osses visited the property and said it was very quiet and she didn't see any flies. It will be an asset for Camp Verde.

Vice Chair Scantlebury would like to modify Attachment A (the list of conditions):

- #4 should say, "*Weather permitting, Alpaca, Llama, Horse, and Donkey large animal manure shall be picked up, weekly and contained in a 4-yard dumpster and removed weekly. The lid of the dumpster is to remain closed at all times.*"
- #5 should say, "*Fly control is to be used. Wet soil shall be avoided. Some examples of fly control could include, Fly Predators, Simplify, or Diatomaceous Earth.*"

Motion was made by Commissioner Scantlebury 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) with the additional modifications to exhibit A. Second was made by Commissioner Blue. Commissioner Lomeland said his biggest concern is increasing the animal count because of how touchy the situation is but he can really see the need for the use permit changes. Ms. Mulcaire stated, because they are a 501(3), a commercial entity, where there is an area in the Code that says "*Commercial Businesses*" i.e. a vet clinic/animal rescue can get a Use Permit to increase their animal count.

Roll Call:

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Mark Lomeland: aye

Commissioner Bill Tippett: aye

Commissioner Ingrid Osses: aye

Commissioner Robert Foreman: aye

Motion passed unanimously 7-0.

7. Current Events:

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

No current events to discuss.

8. Staff Comments:

Town Planner BJ Rattief

- She asked the Commissioners if they would like to keep their Town email or get rid of them. Chairman Faiella would like to keep them, so Commissioners don't use their personal email for Commission information.
- Mr. Knight is on vacation.
- The Fire Department will be asking Council for deed restrictions at an upcoming meeting.
- (3) seats are expiring in December: Scantlebury, Blue and Tippet. She said they will *need* to reapply for their seat if they would like to. An advertisement will go out from the Clerk's office in September announcing the vacancies.
- Citizens Committee is open until tomorrow.
- Next week Directors, Managers and Council will be out to "League" in Tucson.
- The first full week in September is the AZ Planners Association Conference in Phoenix.
- Coming up in October, there is a rezoning request and a Use Permit for an RV Park.
- She is still working on the Sign Ordinance; she is hoping to have it drafted in September and to the Commission to review in October.

11. Adjournment:

The meeting was adjourned at 7:02 p.m.

Chairman Drew Faiella

Community Development Director John Knight

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde, Arizona during the Regular Session held on the 24th day of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of August 2023.

Jennifer Reed

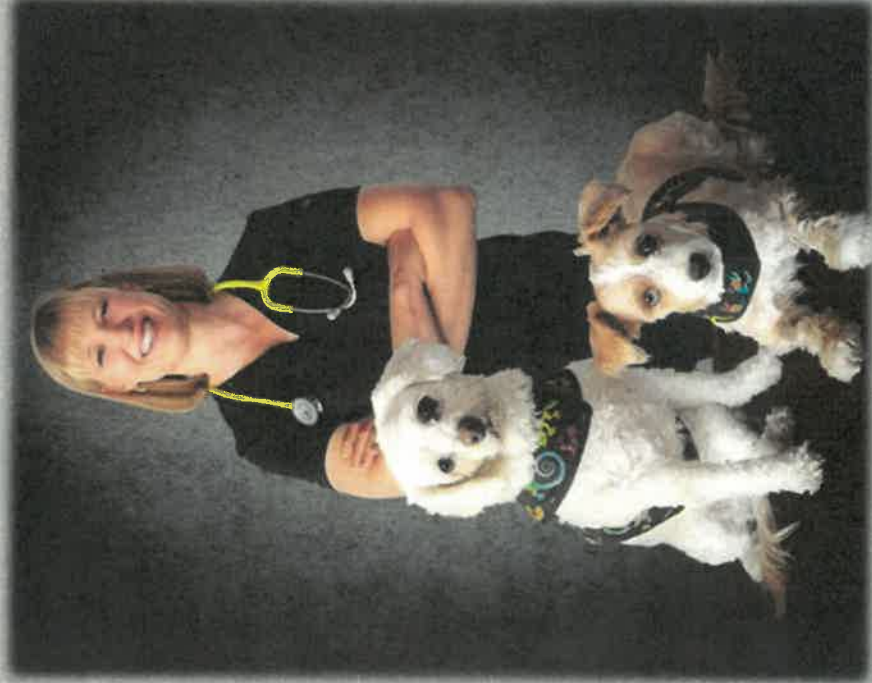
Jennifer Reed, Recording Secretary

USE PERMIT — VETERINARY SERVICES

Cinda and Cris Rajkovic

403-18-001K

RR - 2A

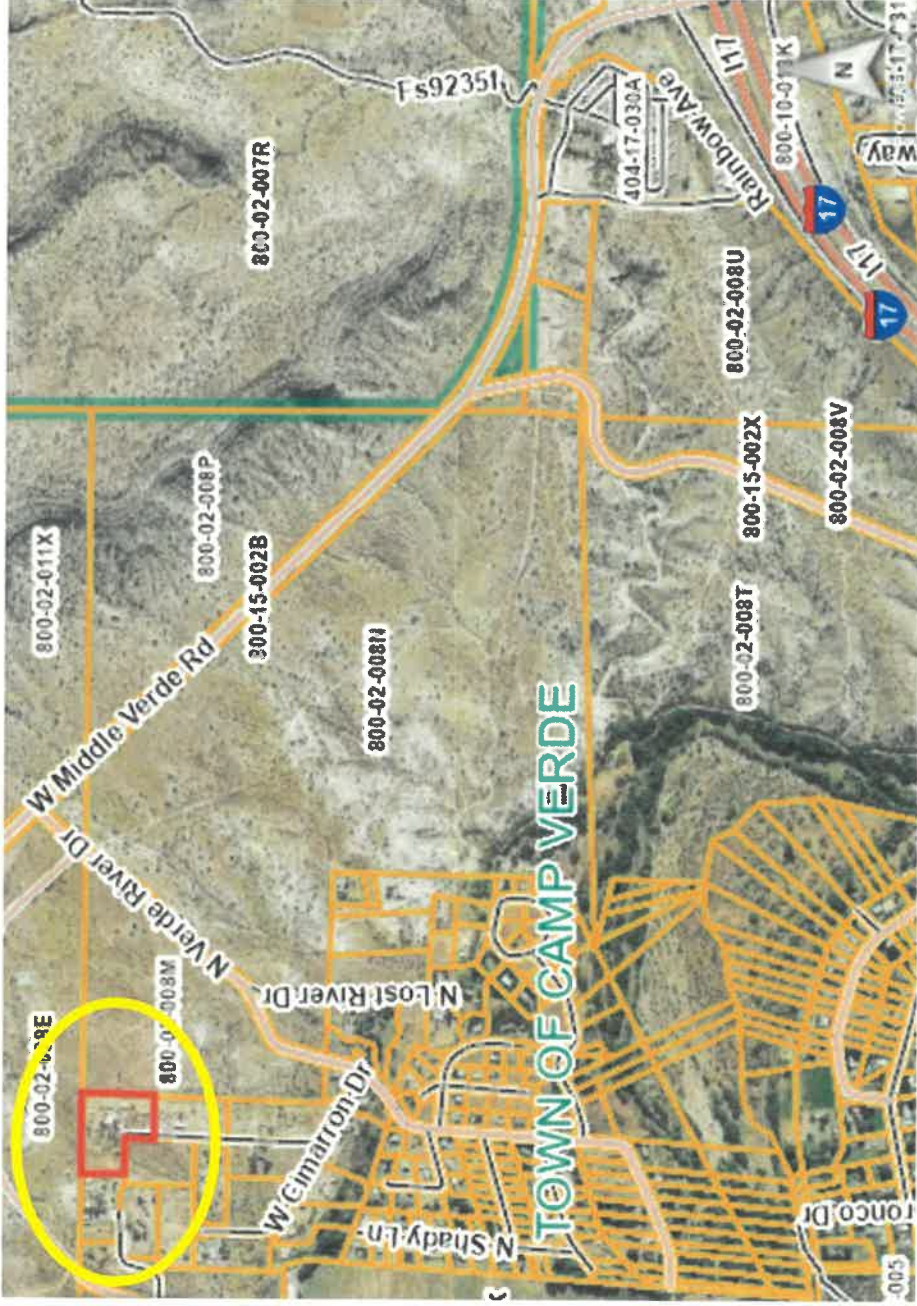


APPLICANT REQUEST

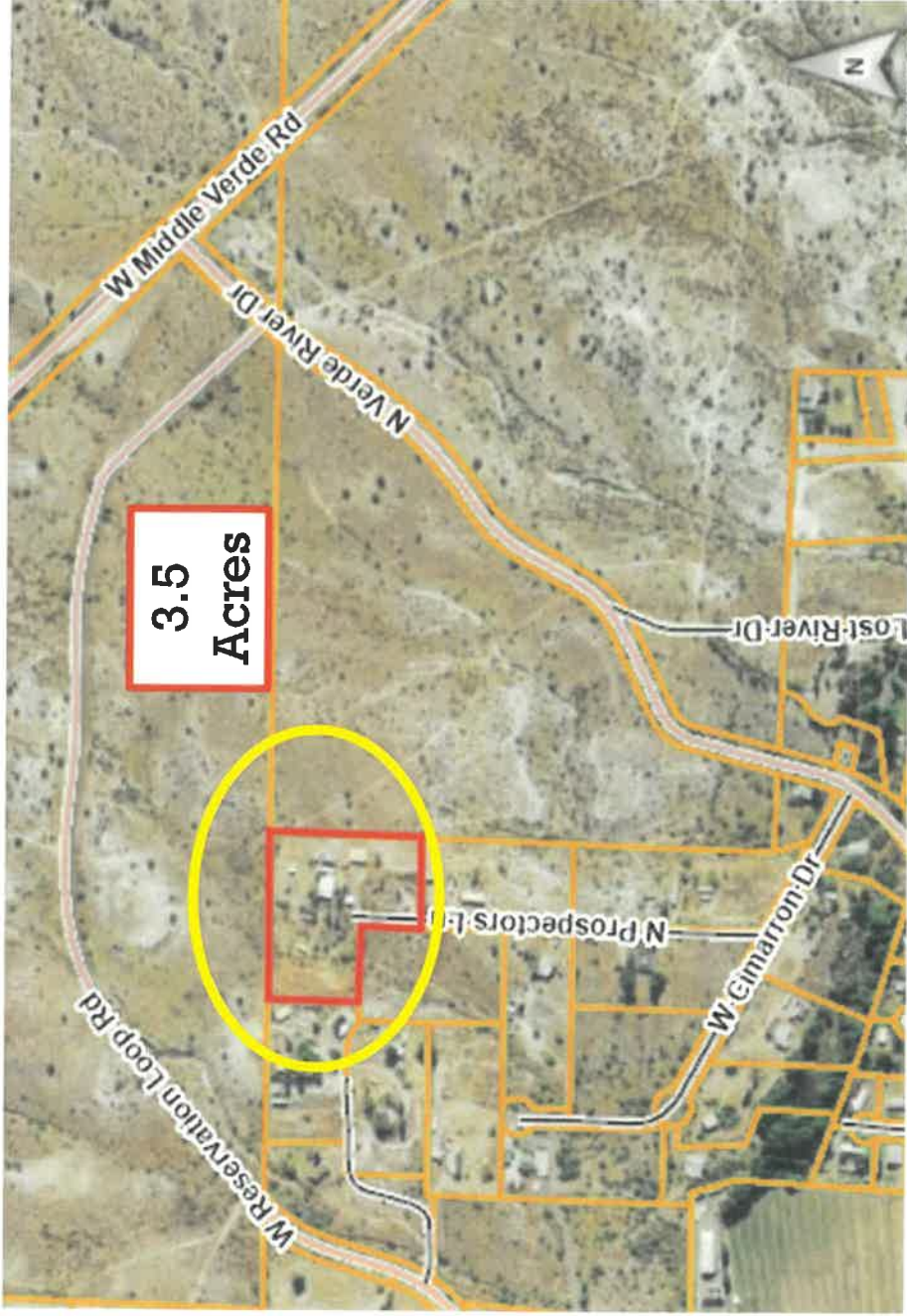
- Applicant is requesting a Use Permit for veterinary service at 3455 North Prospectors Lane.
- The applicant is also requesting an increase in the animal point count property from 84 to 150. The purpose of this increase is to continue operating an animal rescue for Alpacas and Llamas.



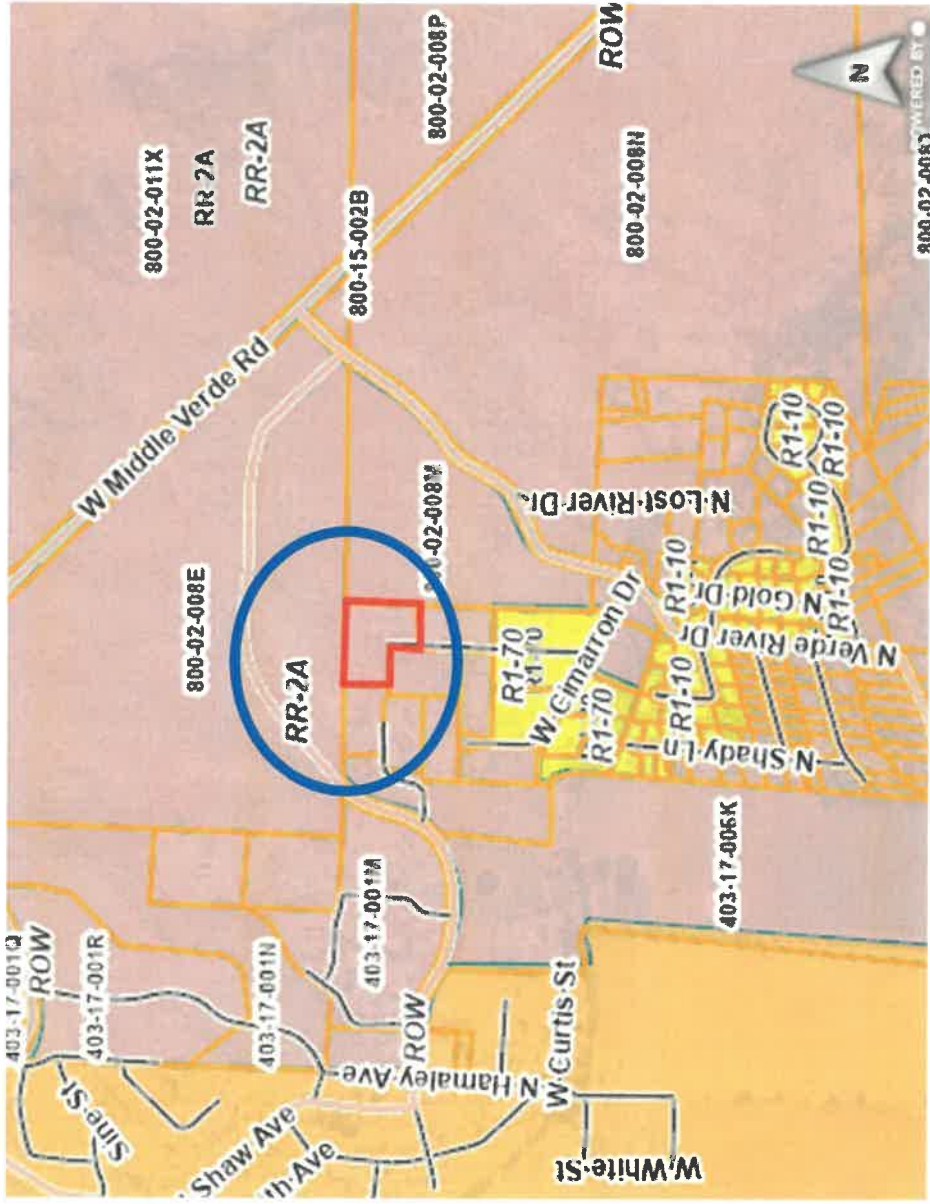
3455 NORTH PROSPECTORS LANE, MIDDLE VERDE



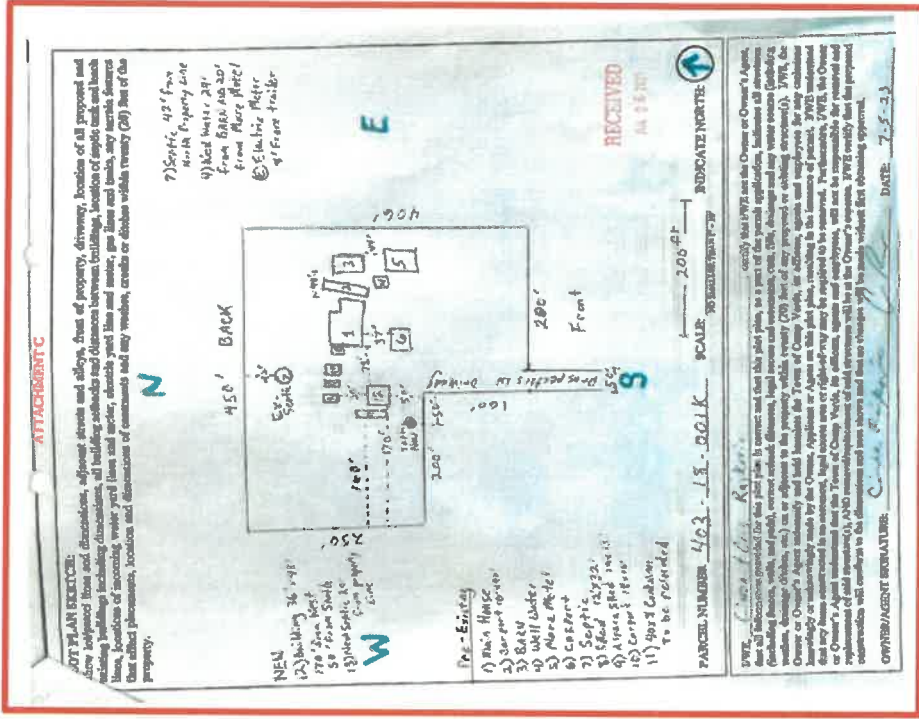
3455 NORTH PROSPECTORS LANE, MIDDLE VERDE



3455 NORTH PROSPECTORS LANE, RR-2A ZONING

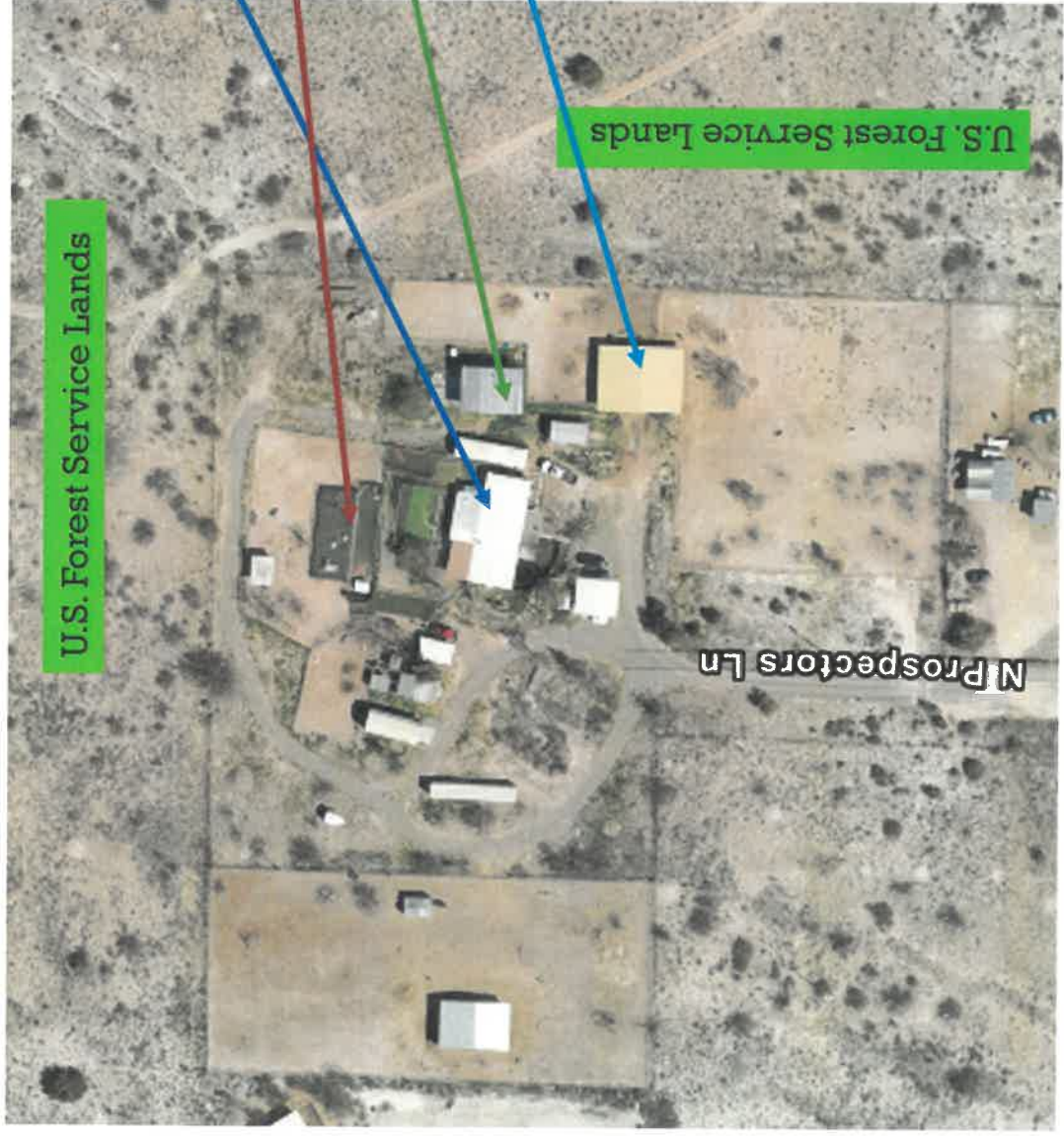


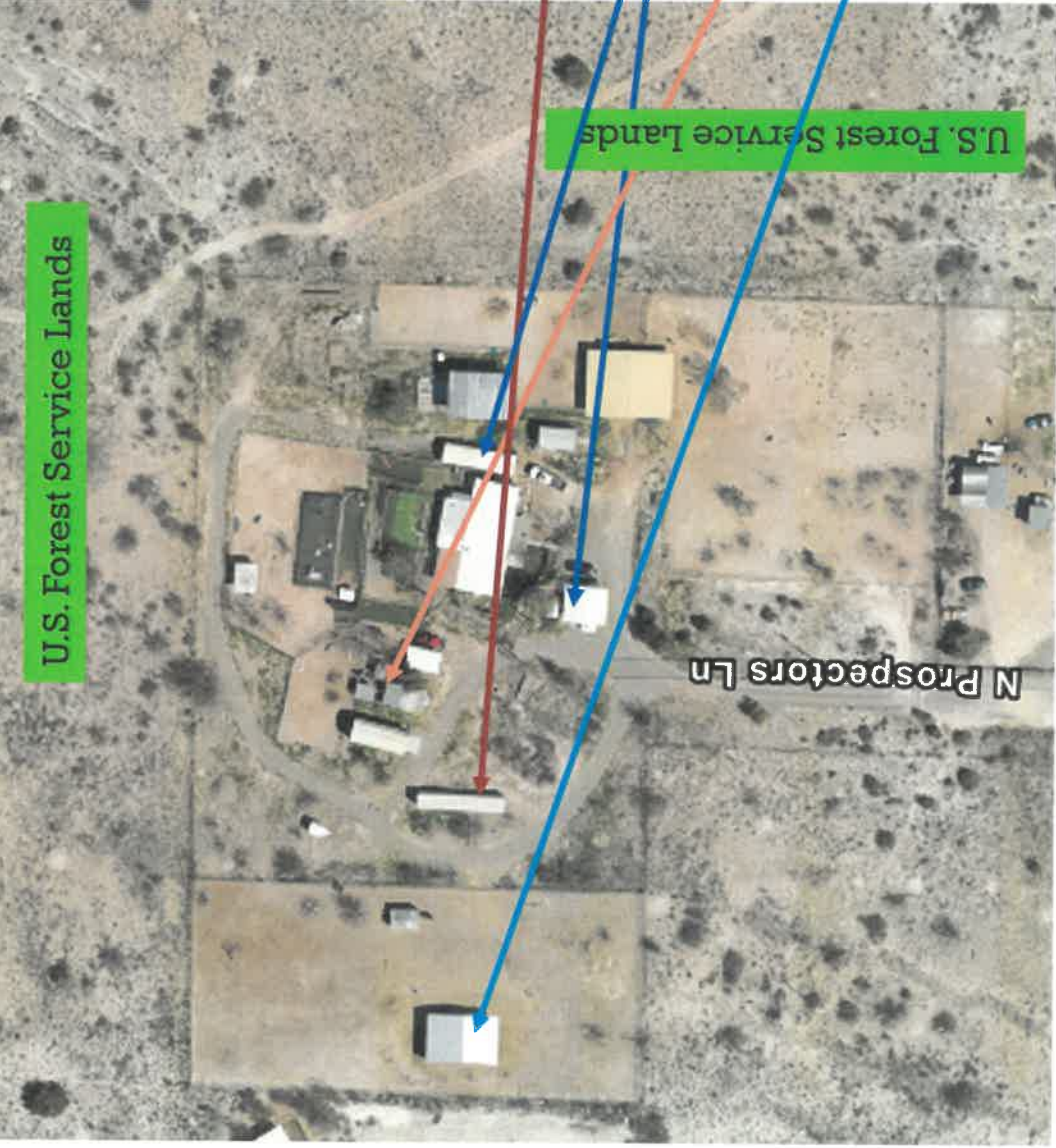
PROPERTY SITE PLAN



SITE PLAN

- 1. Primary Home
- 2. K-9 Rescue Pens
- 3. Barn
- 4. Mare Motel #1
- 5. Mare Motel #2
- 6. Container Storage
- 7. Carport(s)
- 8. Alpaca Shed
- 9. Future Vet Clinic

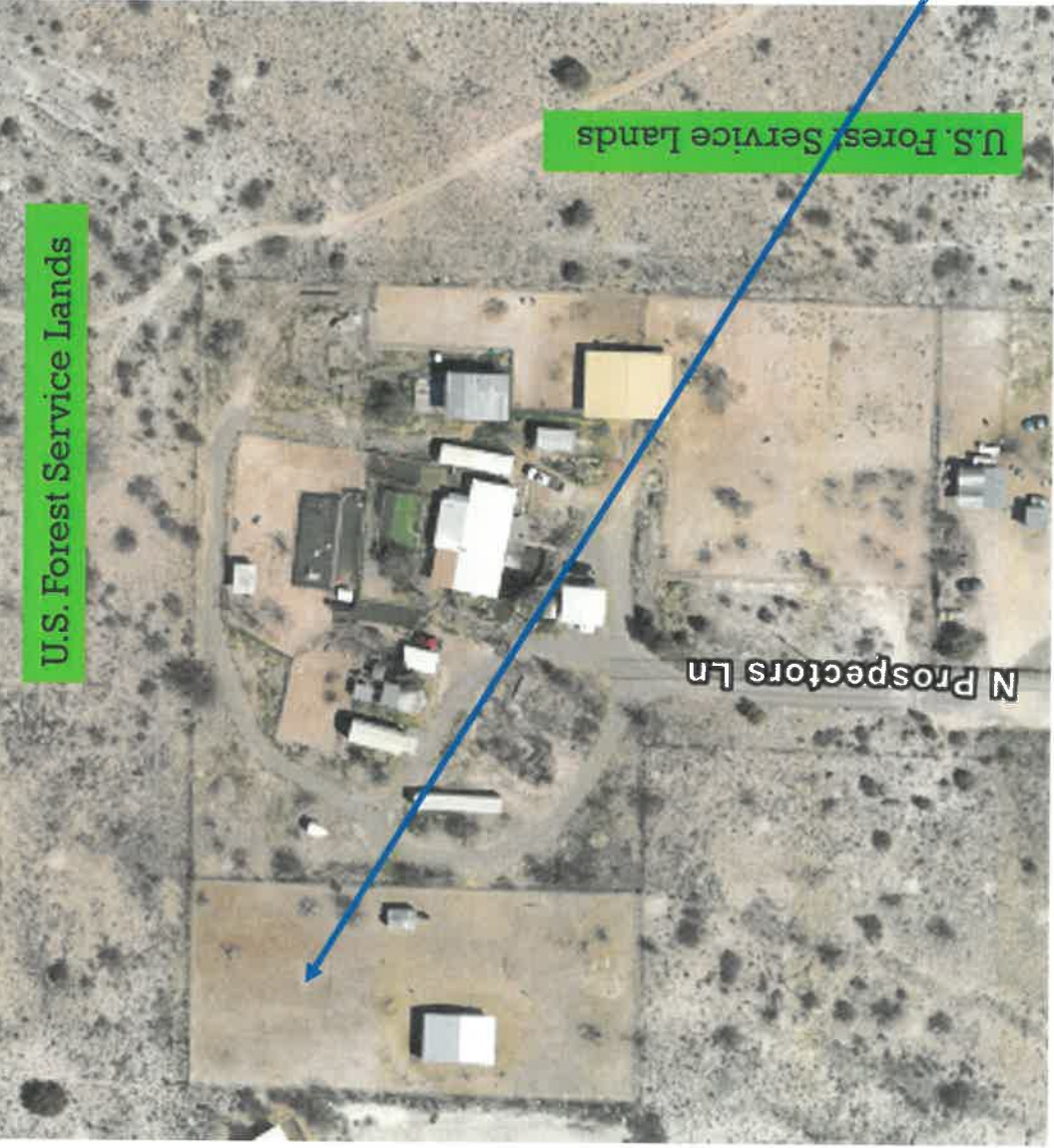




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SITE PLAN

1. Primary Home
2. K-9 Rescue Pens
3. Barn
4. Mare Motel #1
5. Container Storage
6. Carport(s)
7. Alpaca Shed
8. Mare Motel #2
9. Future Vet Clinic



SECTION 203.D R-R DISTRICT

USE PERMIT REQUIRED

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.

2. Uses and Structures Subject to Use Permit

b. Veterinary Services



SECTION 601 — ZONING DECISIONS

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 of conditions to provide compatibility with other uses. The application for Use Permit approval 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.



SECTION 601 — ZONING DECISIONS CONT...

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;

Minimal

2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;

9 proposed conditions – Attachment A

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;

None

4. Compatibility with existing surrounding structures and uses; and

Yes

5. Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.

9 proposed conditions – Attachment A



PROPOSED CONDITIONS FOR USE PERMIT

1. The applicant shall comply their letter of intent and application .
2. This permit shall run with the land in perpetuity, unless stops for 6-
months or more
3. Shall comply with Town Ordinance and Town Code.



PROPOSED CONDITIONS FOR USE PERMIT CONT...

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 time.
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**



PROPOSED CONDITIONS FOR USE PERMIT CONT...

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.*



PROPOSED CONDITIONS FOR USE PERMIT CONT...

9. Town staff will be allowed on the property to investigate complaints.



PROPOSED CONDITIONS FOR USE PERMIT CONT...

9. Town staff will be allowed on the property to investigate complaints.





**STAFF RECOMMENDS
APPROVAL OF THIS USE
PERMIT:**

- * COMPATIBLE WITH RR**
- * COMPATIBLE WITH THE
GENERAL PLAN**





Agenda Item Submission Form – Section I

Meeting Date: Planning and Zoning Commission: Thursday, September 28, 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: Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of an RV Park Use Permit, with conditions, for Recreational Investment Group LLP for property generally located at the Northwest Corner of Highway 260 and Dickinson Circle (APN 403-23-151D).

List Attached Documents:

- A. Letter of Intent
- B. Site Plan
- C. Relevant Zoning Ordinance Sections
 - 1) Use District
 - 2) Zoning Decisions
 - 3) RV Park Requirements
- D. Relevant 2016 General Plan Sections
- E. Other Use Permits for RV Parks

Estimated Presentation Time: 10 minutes

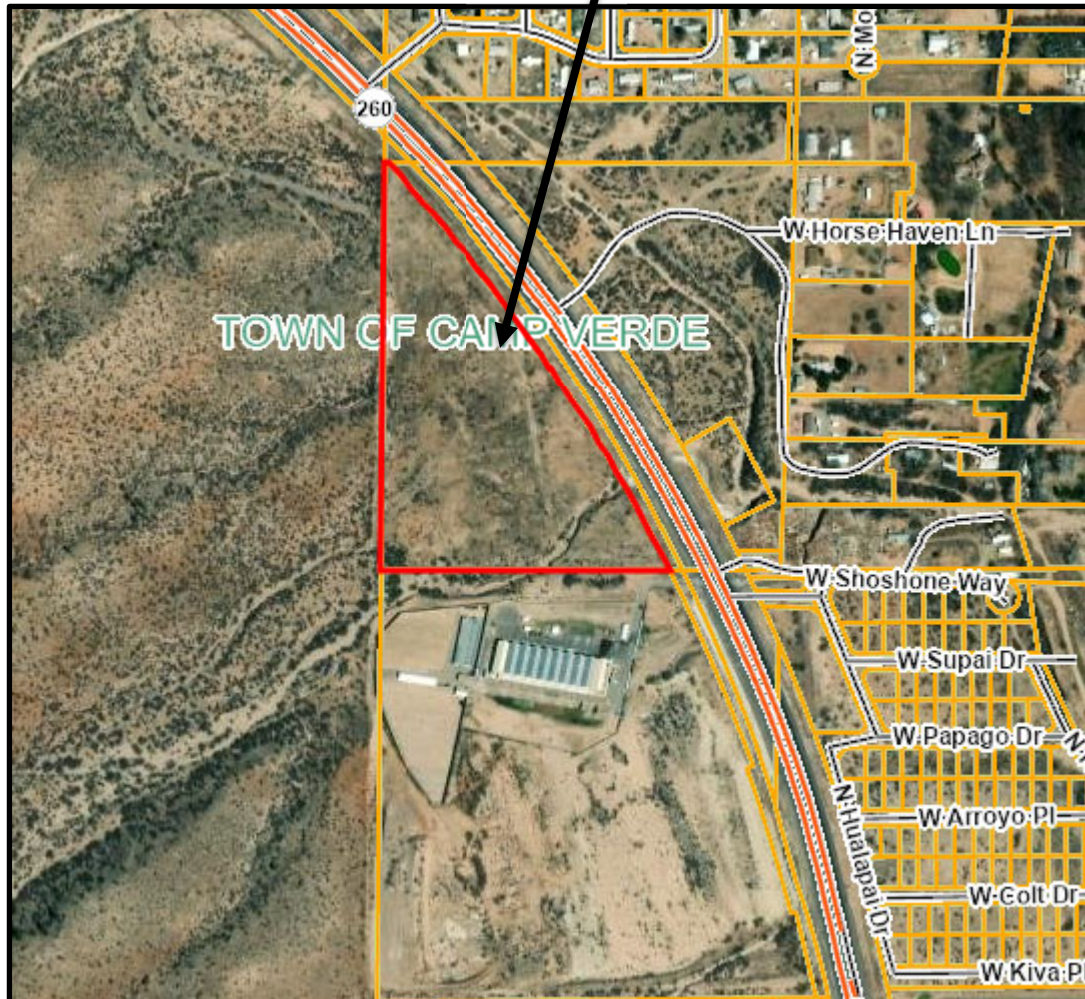
Estimated Discussion Time: 10 minutes

Executive Summary: Dari Mahboubi, on behalf of Recreational Investment Group LLP, has applied for a Use Permit to develop a 133 site RV Park on parcel 403-23-151D. The applicant is requesting RV pads with water, sewer, and electrical hook-ups. The park will also include a 1,900 square foot office, a 4,000 square foot clubhouse with laundry and shower facilities, an outdoor kitchen, pickleball court, spa, and dog park. There is an additional 311,010 square feet of landscaping.

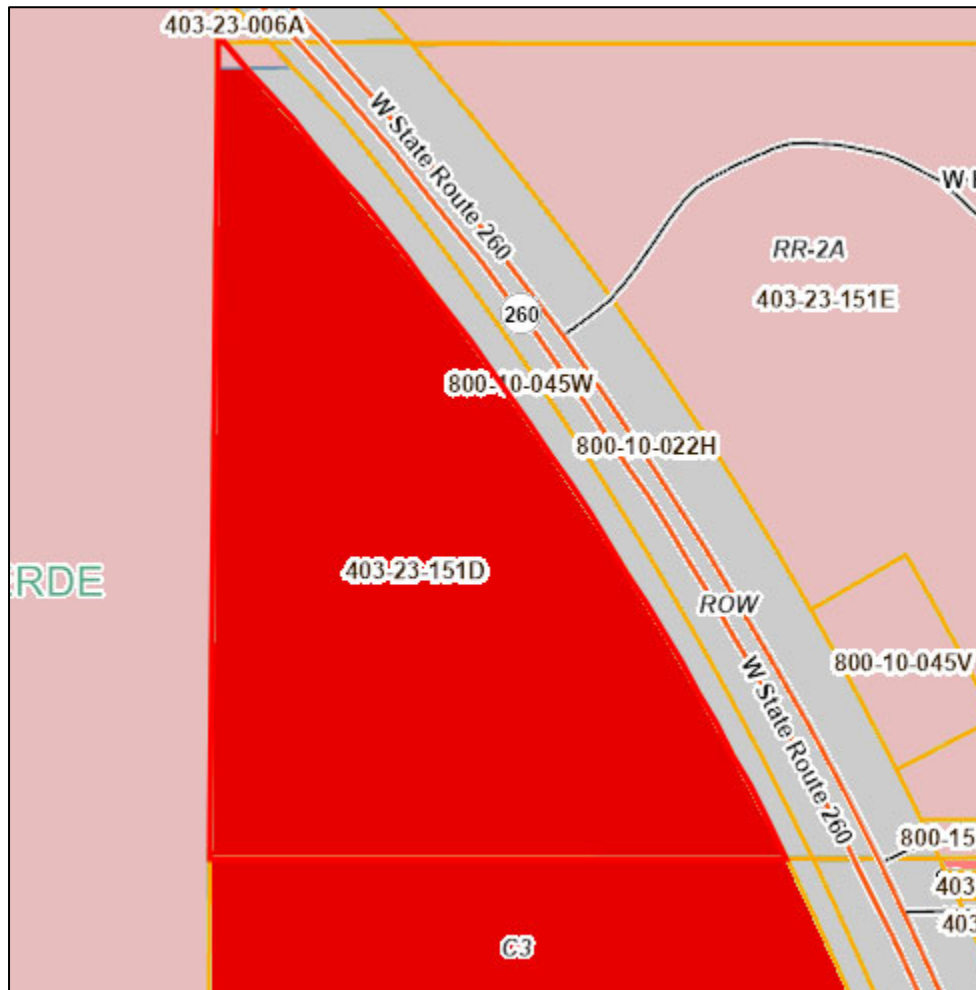
Property Information:

File No.	20230456
Location	Northwest Corner of Highway 260 and Dickison Circle
Parcel	403-23-151D
Owner	Verde Valley Holding Company LLC
Applicant/s	Recreational Investment Group LLP
Site Size	15.96 acres
Zoning Designation	C3 (Commercial: heavy commercial)
Current Land Use	Vacant
Surrounding Properties	North: ADOT South: C3; Marijuana Harvesting East: ADOT West: Prescott National Forest

SUBJECT PARCEL
403-23-151D



Zoning Map:



Background Information:

The subject property is approximately 15.96 acres, generally located on the northwest corner of Highway 260 and Dickinson Circle. The property is zoned C3 (Commercial: Heavy Commercial).

In August of 2023 an application was submitted by Darius Mahboubi, on behalf Verde Valley Holding Company, LLC and Recreational Investment Group, LLP. The application is for a Use Permit to develop and operate a 133 space RV Park on parcel 403-23-151D.

According to the applicants: *“Our goal is to create a modern and attractive destination that caters to the needs of RV Enthusiasts, providing them with an exceptional experience during their stay in Camp Verde.”*

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

- a) Section 203.H – C3 (Permitted Uses) (pg. 51-54)
- b) Section 306 – Mobile/Manufactured Home Parks (MHP & RV Parks) (pg. 89-93)
- c) Section 601 – Zoning Decisions (pg. 175-178)

These sections are detailed below.

Staff Responses will be written in maroon below.

1. Section 203.H.2.c. – C3 District (Attachment C.1)

2 *Uses and Structures Subject to Use Permit*

C. Mobile/manufactured home and recreational vehicle parks subject to requirements of Section 306.

Staff Response: Through approval of a Use Permit, a 133 site RV Park would be allowed to develop and operate on parcel 403-23-151D. Note that a RV Park is a conditionally permitted use in a R1, R2, RR, RS, C1, C2, and C3 District with approval of a Use Permit. RV Parks are not allowed with or without a Use Permit in the R1L, PM, M1 or M2.

2. Section 306 – Mobile/Manufactured Home Parks (MHP & RV Parks) (Attachment C.2)

A. Mobile/Manufactured Home and Recreational Vehicle Parks Procedure:

2. Use Permit Required for Constructing and Enlarging Park

a. *The Use Permit process is required to construct or enlarge a mobile/manufacture home park or RV park by obtaining a recommendation from the Planning and Zoning Commission and approval from the Town Council. 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 procedure set forth in Section 601.*

b. *Before a Use Permit may be issued:*

- 1) *There must be a plan for park development or enlargement approved by the Town Council.*
- 2) *The Town Council may require a performance bond from the operator of the park to assure that the park is constructed in a satisfactory manner.*
- 3) *The Town Council may require any other improvements and facilities in the interest of public safety, health and welfare, before approving the mobile/manufacture home park or RV park*
- 4) *The Town Council may accept the proposed plan with recommended changes or reject the plan.*
- 5) *Utility service shall not be provided to any unit or other building until approved by the Building Official.*

B. Mobile/Manufactured Home and Recreational Vehicle Park Standards:

The following regulations shall apply with respect to mobile/manufactures home parks and all mobile or manufactured homes in a park:

1. *Mobile/manufactured home and Recreational Vehicle parks shall be developed in accordance with the following:*

- a. *Mobile/manufactured home and Recreational Vehicle parks shall provide for individual mobile/manufactured home or recreational vehicle spaces, access driveways, parking, and open spaces for recreation.*

Staff Response: The proposed RV park meets all of the above criteria.

- b. *Installation permits shall be issued only to those units that qualify under the current codes as a:*
 - 1) *Manufactured Home. HUD label, Arizona Department of Housing, (ADOH) Office of Manufactured Housing.*
 - 2) *Factory built building used as a dwelling unit.*
 - 3) *Mobile Home. (pre June 15, 1976 must have rehabilitation certification issued from the Office of Manufactured Housing. (Ord 2015 A409).*

Staff Response: This section is not applicable to RV parks.

2. *A current valid permit is required before installation or placement of an approved unit on a lot, subject to the following:*
 - a. *Permanent piers, blocks, or foundations are required.*
 - b. *Connections to utilities must be made.*
 - c. *The exterior elements shall be installed in accordance with the current codes and maintained in good condition.*
 - 1) *For the purpose of this section, skirting and retaining walls shall have an eighteen – inch by twenty – four inch (18” x 24”) under floor access.*
 - 2) *Skirting shall be installed around the entire perimeter of the unit, prior to the issuance of a Certificate of Occupancy.*

Staff Response: This section is not applicable to RV parks.

3. *A minimum of two vehicular entrances shall be provided for the mobile/manufactured home and recreational vehicle park. One entrance may be kept closed to the general public if provision is made for emergency access.*

Staff Response: This section of the code is satisfied with the approval of the proposed Right-In/Right-Out off of east bound Highway 260.

4. *All utility lines, cable TV, and electrical transmission lines shall be placed underground. Each mobile/manufactured home space shall be provided with water, sanitary facilities, electric lines, and telephone lines. Fire hydrants installed by the developer in compliance with applicable Town Ordinances.*

Staff Response: All utilities will be required to be placed underground and all will be verified in the Development Standards Review process.

5. *Refuse collection areas shall be centrally located and screened from public view.*

Staff Response: Although there are no refuse collection areas called out on the site plan, staff will confirm this in the Development Standards Review process.

6. *Street lighting shall be provided along the park streets for the safety of pedestrians.*

Staff Response: This will be reviewed and confirmed in the Development Standards Review process.

7. *A strip of land at least twenty feet in width shall be maintained as landscaped area abutting all mobile/manufactures home and recreational vehicle park property lines.*

Staff Response: These areas are called out in the site plan but will again be confirmed in the Development Standards Review process.

8. *Mobile/Manufactured Homes: Installation and Maintenance Standards*
 - a. *Mobile/manufactured homes shall be installed in compliance with the standards prescribed by the Office of Manufactured Housing, for ground level installation; installation of a fully skirted mobile/manufactured home; or installation on a fully enclosed, permanent site-built foundation.*
 - b. *No mobile home (see Section 103 Definitions MOBILE HOME) may be moved into the Town of Camp Verde unless it has been completely rehabilitated pursuant to the requirements of the Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Office of Manufactured Housing certifying that the mobile/manufactured home was found to comply fully with mobile home rehabilitation standards prescribed by the Office of Manufactured Housing. The certificate and insignia must then be submitted to the Town of Camp Verde for approval prior to issuance of an installation permit.*
 - c. *Mobile/manufactured homes existing within the Town limits to be moved from a private property or from one mobile/manufactured home park to another mobile/manufactured home park must by completely rehabilitated pursuant to a rehabilitation permit issued by the Office of Manufactured Housing. Upon completion of all work the owner must obtain a certificate of rehabilitation issued by the Office of Manufactured Housing certifying that the mobile home was inspected on (date) by (qualified inspector named) and found to comply fully with mobile home rehabilitation standards prescribed by the Office of Manufactured Housing. (2015 A409)*
 - d. *Mobile/manufactured homes shall be used as dwelling units only.*
 - 1) *No mobile/manufactured home or park model shall be placed on a property for use as an accessory structure or storage unit, nor shall be stored on property unless zoned for such use.*
 - 2) *Permits shall be required for the installation, alteration or repair of accessory structures, additions, and service equipment in a mobile/manufactured home or recreational vehicle park.*
 - 3) *Residential uses in manufactured homes and mobile homes and long term stays in RV Parks, that do not include an enclosed garage, shall provide enclosed storage, attached or detached, of a minimum area of one hundred (100) square feet as an accessory use to such dwellings.*
 - 4) *If the Town Building Official finds that the work described in the permit application conforms with the Town's codes and that the fees have been paid, a permit shall be issued to the applicant.*
 - e. *All existing new mobile/manufactured units, and all parts thereof shall be maintained in a safe and sanitary condition.*
 - 1) *All devices or safeguards (including but not limited to smoke alarms and skirting) which are required by applicable codes or by the manufactured home standards to which it was installed shall be maintained in a safe and sanitary condition.*
 - 2) *The exterior elements (including, but not limited to eaves, awnings, stairs, porches, skirting, and heating and cooling units) of the unit shall be painted and maintained in good condition.*

Staff Response: This portion does not apply to RV parks.

- f. *Community Use Area shall be at least ten percent of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included in individual mobile/manufactured home spaces, and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.*
- 1) *Mobile/manufactured home parks shall provide at least ten percent of their total area for recreation or other open space purposes.*
 - 2) *Recreational vehicle storage areas:*
 - i. *If provided, shall be at the minimum ratio of 50 square feet of land for each mobile/manufactured home space and shall be a dust-free surface with crushed rock or similar material.*
 - ii. *If no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufacture home spaces.*

Staff Response: There is no RV storage proposed for this RV park, so this section does not apply to this Use Permit.

- g. *Parking Requirements:*
- 1) *A minimum of two off-street parking spaces shall be provided for each mobile/manufactured home. The spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material.*
 - 2) *Guest automobile parking shall be provided at a minimum ration of one and one-half parking spaces for each five mobile/manufactured home spaces (See Section 404).*

Staff Response: This section does not apply to RV parks.

9. *Certificate of Compliance and Business Licenses:*
- a. *No certificate of compliance or business license for the park shall be issued unless and until thirty percent of the mobile/manufactured home spaces planned in any park, or ten such mobile/manufactured home spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.*
 - b. *No certificate shall be issued unless and until a like portion of the mobile/manufactured home park's community facilities such as driveways, laundry facilities, bath, wash and toilet rooms shall have been completely prepared, constructed and equipped for use in all respects.*

Staff Response: This applies to all businesses and the RV park will be required to maintain a business license.

C. Additional Recreational Vehicle Park Standards

In addition to the requirements of Section 306 B. The following regulations shall apply to all Recreational Vehicle Parks:

- a. *Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.*
- b. *A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.*
- c. *No certificate of compliance or business license for the park shall be issued unless and until all required improvements have been completely prepared, constructed and equipped for use in all respects.*

Staff Response: Although a majority of the above standards seem to apply to mobile/manufactured home parks, they are inclusive of RV parks as well. The site plan submitted by the applicant meets or exceeds the Town standards for a RV park. (Attachment B)

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

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 District Part Two Section 203.

A. Review and approval.

- a. Use Permits will be granted only upon 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 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:*
 - i. Any significant increase in vehicular or pedestrian traffic.*
 - ii. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.*
 - iii. Contribution to the deterioration of the neighborhood or to the downgrading of property values, which conflicts with the goals, objectives or policies of the General Plan.*
 - iv. Compatibility with existing surrounding structures and uses; and*
 - v. Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or the 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 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, permittee shall notify the Community Development Department of any changes.

Staff Response: The applicant has satisfied all the requirements for a Use Permit.

General Plan: 2016 General Plan. 260 West Character Area (Attachment D). (pg.33-40)

Businesses:

- *General Industrial*
- *Processing Plants*
- *Retail Sales*
- *Storage Facilities*
- *Public Facilities*

Staff Response: Although not specifically listed in the General Plan for the 260 West Character Area businesses, a RV park is compatible with the uses in this area. In fact, there are already some existing RV parks in this Character Area.

Existing Use Permits: (Attachment E)

- Distant Drums RV Park located on parcel 404-17-032H which is zoned C2-1.
- Zane Grey RV Park located on parcel 404-13-006B which is zoned RR-2A.
- Verde River RV Resort located on parcel 403-19-205 which is zoned RR-2A.

The following have been completed by staff or the applicant:

- A neighborhood meeting was held by the applicants on September 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 September 12, 2023.
- A public hearing notice was placed in the Verde Independent Newspaper on September 10, 2023, and August 13, 2023.
- A public hearing notice was posted at the property on July 12, 2023.
- A meeting agenda was posted at Town Hall and Bashas' on September 21, 2023.

Recommended Action (Motion): Motion to recommend approval to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of an RV Park Use Permit, with conditions, for Recreational Investment Group LLP for property generally located at the Northwest Corner of Highway 260 and Dickinson Circle (APN 403-23-151D).

ATTACHMENT A



City of Camp Verde
Development Department
473 S Main St
Camp Verde, AZ 86322

To Whom It May Concern:

I am writing to inform you of our intention to develop a 131-pad RV park within the city limits. The site is located at the Northwest corner of Highway 260 and Dickison Circle, parcel number 403-23-151D.

The proposed RV park will consist of 131 fully equipped RV pads including water, sewer, and electrical hook-ups, suitable for accommodating various types of recreational vehicles, primarily for transient travel and short-term rental. The park will be developed on a 15.96-acre parcel. Our goal is to create a modern and attractive destination that caters to the needs of RV enthusiasts, providing them with an exceptional experience during their stay in Camp Verde.

In addition to the RV pads, the site would also include a 1,900 square foot office that will remain open seven days a week between the hours of 9AM and 6PM. The project will also contain a 4,000 square foot club house that includes laundry and shower facilities, outdoor kitchen, pickleball court and spa. The project, named "Bluff View RV Ranch", is expected to require five employees including one full time manager and two part time office employees along with a grounds keeper and maintenance employee.

Sincerely,

Dari Mahboubi

Recreational Investment Group LLP

ATTACHMENT B



1

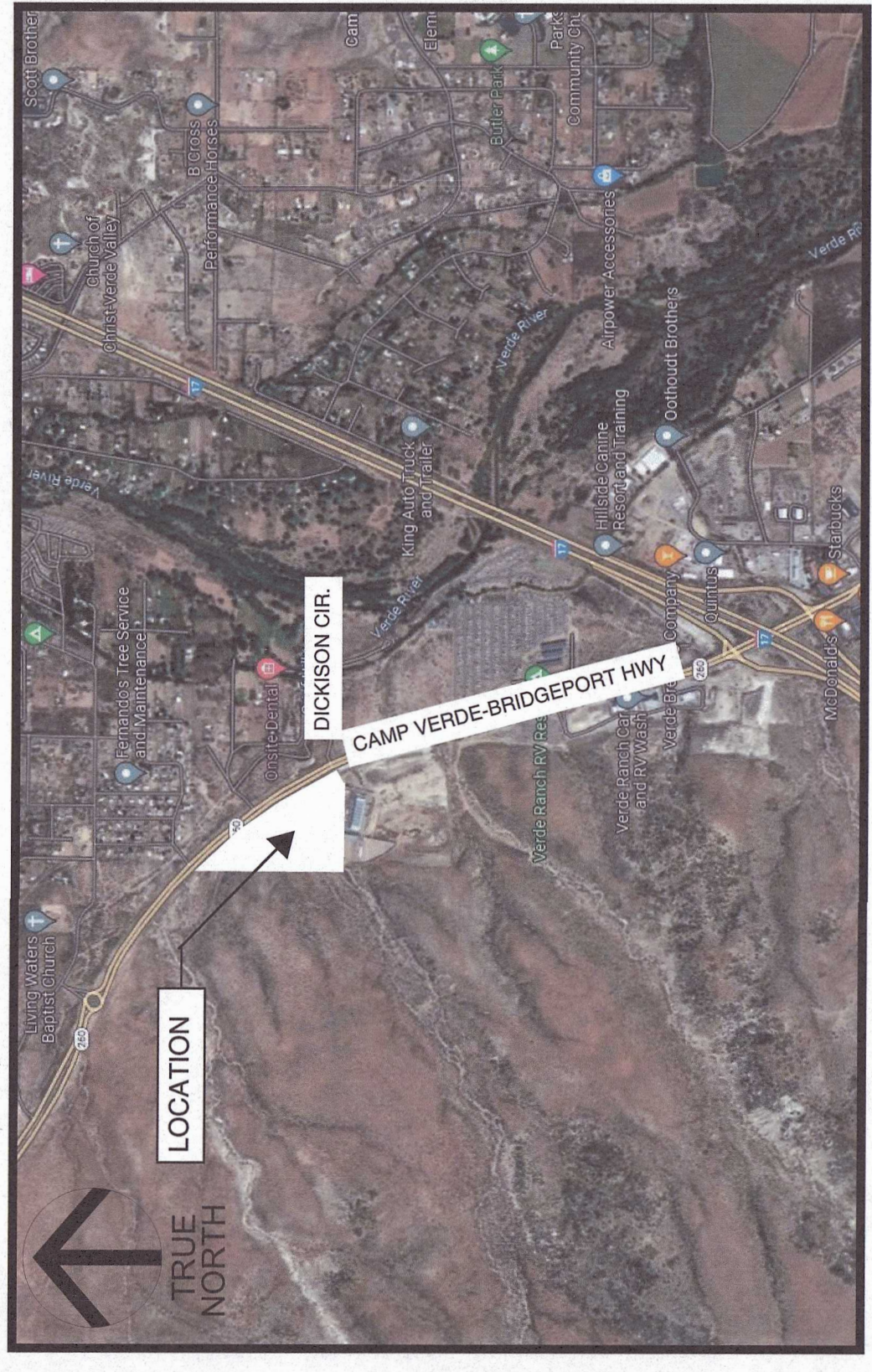


1" = 100'-0"

PROPOSED SITE PLAN

PROPOSED SITE PLAN			
DICKINSON CIR.			
PARCEL # 403-23-151D			
CAMP VERDE, AZ, 86322			
REVIEW BY:	DATE	FILE	NUMBER
BMH	08/11/23		01
DRAWN BY:			SHEET
BMH			A-1.10

SITE MAP



RV PARKING PROJECT	15.96 AC. (695,217.6 sq ft)
ZONING: COMMERCIAL INDUSTRIAL	
RV PARKING PINK: (40' x 70')	11 SPACES (30,800 SQ FT)
RV PARKING RED: (40' x 60')	7 SPACES (16,800 SQ FT)
RV PARKING ORANGE: (40' x 50')	15 SPACES (30,000 SQ FT)
RV PARKING BROWN: (30' x 60')	16 SPACES (28,800 SQ FT)
RV PARKING YELLOW: (35' x 45')	28 SPACES (44,100 SQ FT)
RV PARKING PURPLE: (30' x 50')	56 SPACES (84,000 SQ FT)
TOTAL RV PARKING:	133 SPACES (234,500 SQ FT)
GUEST PARKING:	20 SPACES
PICKLEBALL COURT:	1 COURT
COVERED PATIO:	800 SQ. FT.
DOG PARK:	19,185 SQ. FT.
OFFICE:	1,900 SQ. FT.
CLUBHOUSE:	4,200 SQ. FT.
LANDSCAPING:	311,010 SQ. FT.

H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

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

2. Permitted Uses and Structures:

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

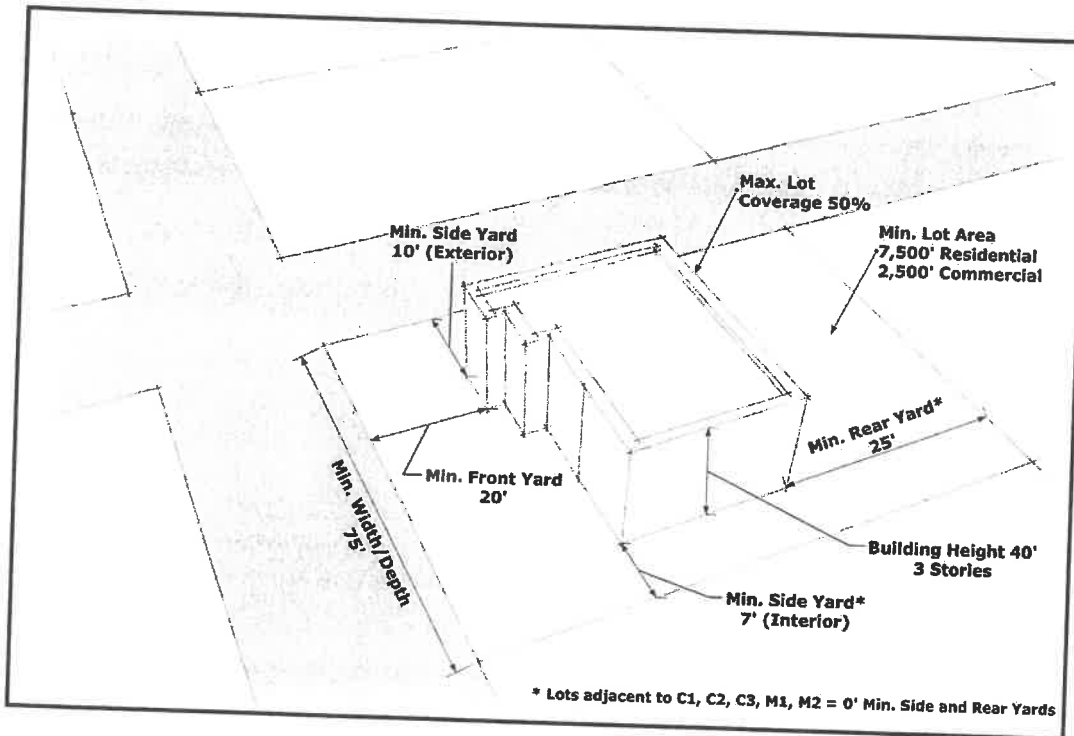
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more guest rooms.
- gg. Keeping of farm animals, limited (See Section 305).
- hh. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- ii. Lumber yards (prohibiting sawmill operations).
- jj. Med Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
- kk. Miniature golf establishment.
- ll. Mortuary
- mm.Nursery schools; day care centers (child or adult).
- nn. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- oo. Open land carnival and recreation facilities (religious & educational institutions).
- pp. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- qq. Personal services.
- rr. Pet shops within a closed building.
- ss. Private clubs and lodges operated solely for the benefit of bona fide members.
- tt. Public auction within closed building.
- uu. Religious institutions (in permanent buildings).
- vv. Restaurants and cafes, including drive-through.
- ww. Retail sales.
- xx. Sales (retail and wholesale) and rentals.
- yy. Storage Facility
- zz. Theaters, auditoriums, banquet and dance halls.
- aaa.Transportation terminal and transfer facilities within closed building.
- bbb.Veterinary services.
- ccc. Water distillation and bottling for retail sales only.
- ddd. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 1. All such manufacturing and processing actively shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.
 3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.
3. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Outdoor recreation or assembly facilities.
 - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
 - d. Transmitter stations and towers for automatic transmitting.
 - e. Revival tents and similar temporary operations. (See Section 601.D)
 - f. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.
 - g. Cemeteries for human or animal interment (See Section 308).
 - h. Public stables, livestock breeding, boarding and sales.

Table 2-8: C3 Dimensional Standards

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

Figure 2-8: C3 Dimensional Standards



ATTACHMENT C.2

SECTION 306 - MOBILE/MANUFACTURED HOME PARKS (MHP & RV PARKS)

A. Mobile/Manufactured Home and Recreational Vehicle Parks Placement Procedure:

1. **Permits:** Permits shall be required for all mobile and/or manufactured homes installed, placed, kept or stored within the limits of Camp Verde (except for unoccupied units on sales lots or authorized storage facilities). Permits shall be issued only for the placement of mobile homes/manufactured homes within mobile/manufactured home parks.

- a. Permits shall be required for all building and structures within mobile/manufactured home or RV parks. It shall be unlawful for any person to construct, maintain or operate any mobile/manufactured home park or RV park within the limits of Camp Verde unless they hold a valid use permit and valid installation permits issued by the Community Development Department for each specific manufactured home, mobile home, or structure.

The fee for all permits shall be determined by resolution of the Town Council. Issuance of permits shall be made by the Community Development Department and shall be contingent upon compliance with all health laws and regulations of the State of Arizona and the County of Yavapai; and this Zoning Ordinance:

Permit applications shall be received and processed according to the current codes.

- b. Applications for permits to construct or enlarge mobile/manufactured home parks or RV parks shall be made in writing, signed by the applicant who shall file with the application proof of

ownership of the premises or of a lease or written permission from the owner. The application shall contain a complete set of plans drawn to scale, showing the location of the proposed mobile/manufactured home park or RV park, and which shall include:

- 1) The areas and dimensions of the tract of land.
- 2) The maximum number, location and size of all mobile/manufactured home or RV spaces.
- 3) The location of any existing buildings and any proposed structures.
- 4) The location and width of access driveways, roadways, parking areas, walkways, and turn-arounds.
- 5) The location of electrical, water, storm drainage, and sewer lines and the sewage disposal systems.
- 6) The location and elevation of all flood hazard areas.
- 7) A contour map showing the proposed grading of the park.

2. Use Permit Required for Constructing/Enlarging Park

- a. The Use Permit process is required to construct or enlarge a mobile/manufactured home park or RV park by obtaining a recommendation from the Planning and Zoning Commission and approval from the Town Council. 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.
- b. Before a Use Permit may be issued:
 - 1) There must be a plan for park development or enlargement approved by the Town Council.
 - 2) The Town Council may require a performance bond from the operator of the park to assure that the park is constructed in a satisfactory manner.
 - 3) The Town Council may require any other improvements and facilities in the interest of public safety, health and welfare. before approving the mobile/manufactured home park or RV park.
 - 4) The Town Council may accept the proposed plan with recommended changes, or reject the plan.
 - 5) Utility service shall not be provided to any unit or other building until approved by the Building Official.

B. Mobile/Manufactured Home and Recreational Vehicle Park Standards:

The following regulations shall apply with respect to mobile/manufactured home parks and all mobile or manufactured homes in a park:

1. Mobile/manufactured home and Recreational Vehicle parks shall be developed in accordance with the following:
 - a. Mobile/manufactured home and Recreational Vehicle parks shall provide for individual mobile/manufactured home or recreational vehicle spaces, access driveways, parking and open spaces for recreation.
 - b. Installation permits shall be issued only to those units that qualify under the current codes as a:

- 1) Manufactured Home. HUD label, Arizona Department of Housing, (ADOH) Office of Manufactured Housing.
 - 2) Factory built building used as a dwelling unit.
 - 3) Mobile home. (Pre June 15, 1976 must have rehabilitation certification issued from the Office of Manufactured Housing. (Ord 2015 A409).
2. A current valid permit is required before installation or placement of an approved unit on a lot, subject to the following:
 - a. Permanent piers, blocks, or foundations are required.
 - b. Connections to utilities must be made.
 - c. The exterior elements shall be installed in accordance with the current codes and maintained in good condition.
 - 1) For the purpose of this section, skirting and retaining walls shall have an eighteen-inch by twenty-four inch (18" x 24") under floor area access.
 - 2) Skirting shall be installed around the entire perimeter of the unit, prior to the issuance of a Certificate of Occupancy.
 3. A minimum of two vehicular entrances shall be provided for each mobile/manufactured home and recreational vehicle park. One entrance may be kept closed to the general public if provision is made for emergency access.
 4. All utility lines, cable TV, and electrical transmission lines shall be placed underground. Each mobile/manufactured home space shall be provided with water, sanitary facilities, electric lines, and telephone lines. Fire hydrants installed by the developer in compliance with applicable Town Ordinances.
 5. Refuse collection areas shall be centrally located and screened from public view.
 6. Street lighting shall be provided along the park streets for the safety of pedestrians.
 7. A strip of land at least twenty feet in width shall be maintained as landscaped area abutting all mobile/manufactured home and recreational vehicle park property lines.
 8. Mobile/Manufactured Homes: Installation and Maintenance Standards
 - a. Mobile/manufactured homes shall be installed in compliance with the standards prescribed by the Office of Manufactured Housing, for ground level installation; installation of a fully skirted mobile/manufactured home; or installation on a fully enclosed, permanent site-built foundation.
 - b. No mobile home, (see Section 103 Definitions MOBILE HOME) may be moved into the Town of Camp Verde unless it has been completely rehabilitated pursuant to the requirements of the Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Office of Manufactured Housing certifying that the mobile/manufactured home was found to comply fully with mobile home rehabilitation standards prescribed by the Office of Manufactured Housing. The certificate and insignia must then be submitted to the Town of Camp Verde for approval prior to issuance of an installation permit.
 - c. Mobile/manufactured homes existing within the Town limits to be moved from a private property or from one mobile/manufactured home park to another mobile/manufactured home park must be completely rehabilitated pursuant to a rehabilitation permit issued by the Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Office of Manufactured Housing certifying that the mobile home was inspected on (date) by (qualified inspector named) and

found to comply fully with mobile home rehabilitation standards prescribed by the Office of Manufactured Housing. (2015 A409)

- d. Mobile/manufactured homes shall be used as dwelling units only.
 - 1) No mobile/manufactured home or park model shall be placed on a property for use as an accessory structure or storage unit, nor shall be stored on the property unless zoned for such use.
 - 2) Permits shall be required for the installation, alteration or repair of accessory structures, additions and service equipment in a mobile/manufactured home or recreational vehicle park.
 - 3) Residential uses in manufactured homes and mobile homes and long term stays in RV Parks, that do not include an enclosed garage, shall provide enclosed storage, attached or detached, of a minimum area of one hundred (100) square feet as an accessory use to such dwellings
 - 4) If the Town Building Official finds that the work described in the permit application conforms with the Town's codes and that the fees have been paid, a permit shall be issued to the applicant.
- e. All existing and new mobile/manufactured units, and all parts thereof shall be maintained in a safe and sanitary condition.
 - 1) All devices or safeguards (including but not limited to smoke alarms and skirting) which are required by applicable codes or by the manufactured home standards to which it was installed shall be maintained in a safe and sanitary condition.
 - 2) The exterior elements (including, but not limited to: eaves, awnings, stairs, porches, skirting, and heating and cooling units) of the unit shall be painted and maintained in good condition.
- f. Community Use Area shall be at least ten percent of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included in individual mobile/manufactured home spaces, and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.
 - 1) Mobile/manufactured home parks shall provide at least ten percent of their total area for recreation or other open space purposes.
 - 2) Recreational vehicle storage areas:
 - i. if provided, shall be at the minimum ratio of 50 square feet of land for each mobile/manufactured home space and shall be a dust-free surface with crushed rock or similar material.
 - ii. if no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufactured home spaces.
- g. Parking Requirements:
 - 1) A minimum of two off-street parking spaces shall be provided for each mobile/manufactured home. The spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material.
 - 2) Guest automobile parking shall be provided at a minimum ratio of one and one-half parking spaces for each five mobile/manufactured home spaces (See Section 404).

9. Certificate of Compliance and Business Licenses:

- a. No certificate of compliance or business license for the park shall be issued unless and until thirty percent of the mobile/manufactured home spaces planned in any park, or ten such mobile/manufactured home spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.
- b. No certificate shall be issued unless and until a like portion of the mobile/manufactured home park's community facilities such as driveways, laundry facilities, bath, wash and toilet rooms shall have been completely prepared, constructed and equipped for use in all respects.

C. Additional Recreational Vehicle Park Standards

In addition to the requirements of Section 306 B. The following regulations shall apply to all Recreational Vehicle Parks:

1. Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.
2. Each recreational vehicle space shall be at least 1500 square feet in area, and at least thirty feet in width and have a compacted gravel surface at least ten feet in width and twenty feet in depth.
3. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.
4. No certificate of compliance or business license for the park shall be issued unless and until all required improvements have been completely prepared, constructed and equipped for use in all respects.

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

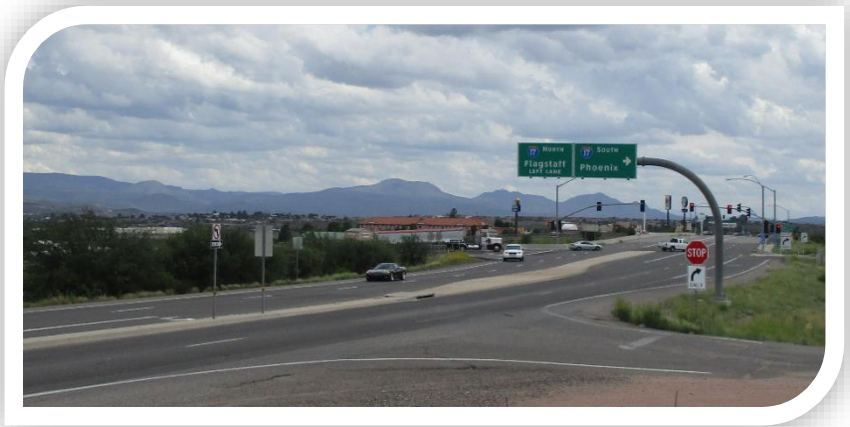
- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare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

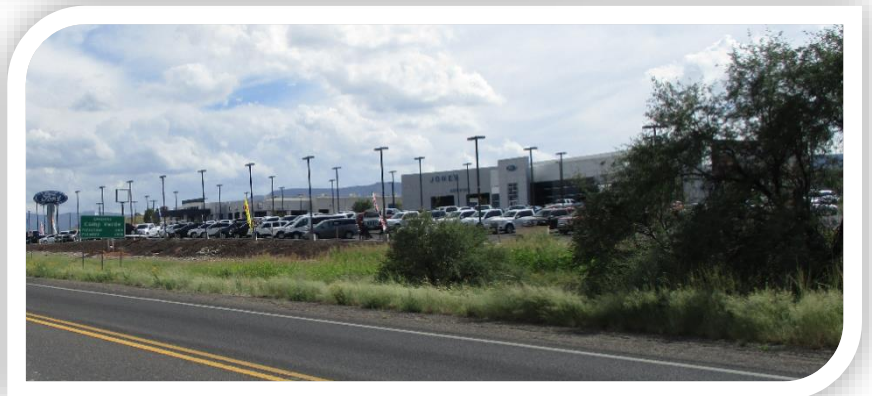
- a. To secure the objectives of this Zoning Ordinance, Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.
- b. The permittee must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain 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.

260 West Character Area



From Top To Bottom: I-17 & State Route 260 Gateway Entrance Point,, Yavapai-Apache Nation Market Place at State Route 260 & Cherry Lane, Industrial Buildings on Old State Highway 279, State Route 260 Gateway Entrance from Cottonwood, AZ

Photos Courtesy Of The Town Of Camp Verde Community Development Department



Introduction To The 260 West Character Area:

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

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

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

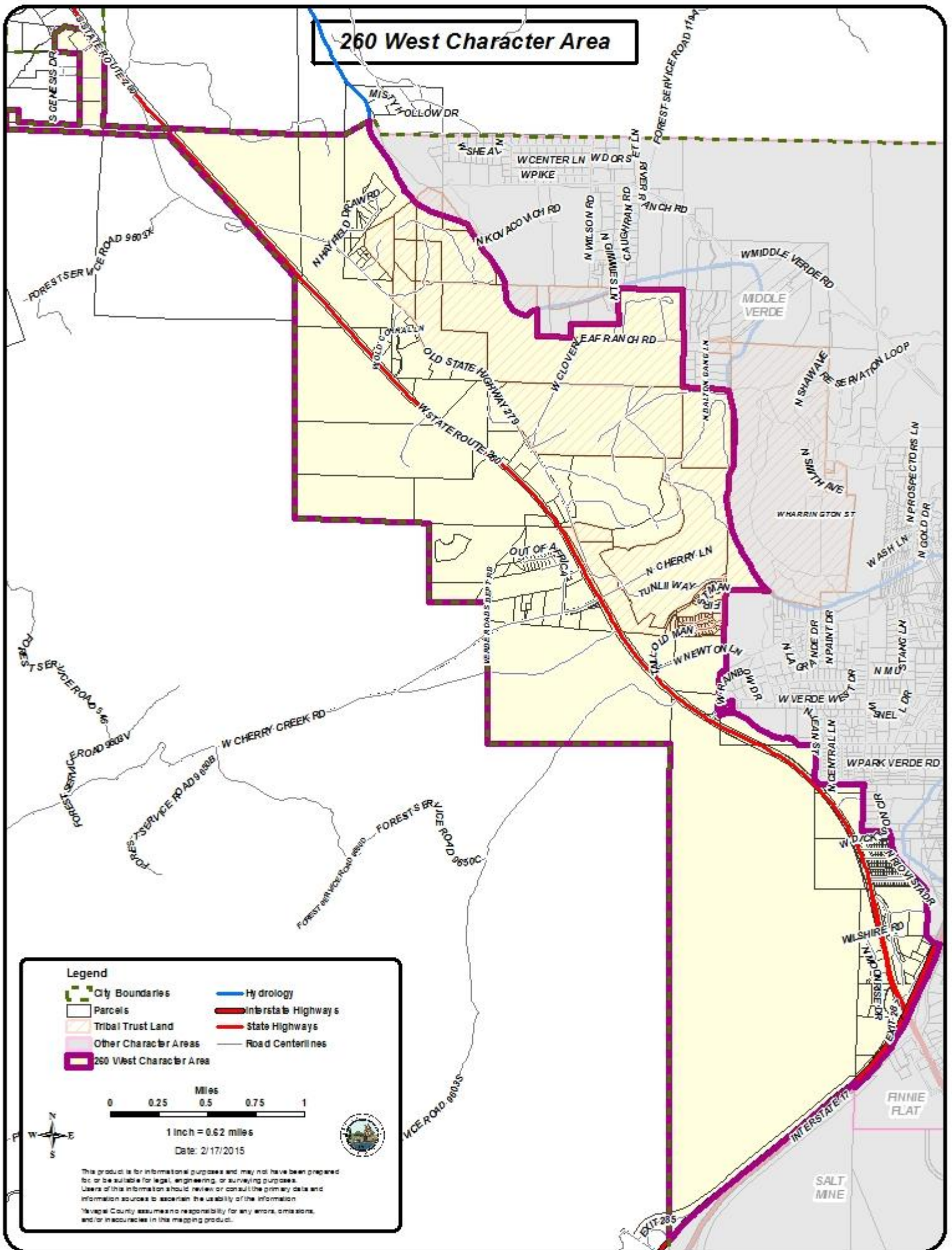
North of the Yavapai-Apache Nation, Old Highway 279 parallels State Route 260. Here one can find a myriad of heavy commercial and industrial businesses including those that sell concrete products, sand and gravel, fencing, landscaping materials, wineries, recycle locations, trucking, and other products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

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



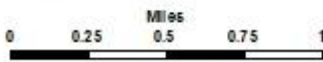
*260 Corridor Near The Intersection Of State Route 260 & Cherry Creek Road
Photo Courtesy Of The Town Of Camp Verde Community Development Department*

260 West Character Area



Legend

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



1 inch = 0.62 miles

Date: 2/17/2015



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. Navajo County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

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

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

Goals & Implementation Strategies:

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

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

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

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

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

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

Implementation Strategy:

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

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

Implementation Strategy:

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

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

Implementation Strategy:

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

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

Implementation Strategy:

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

G. Goal: Create inviting gateway entrances.

Implementation Strategy:

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

Gateway Entrance Points:

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

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

ATTACHMENT E



RESOLUTION 2015-952

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ON USE PERMIT 20150310, AN APPLICATION SUBMITTED BY MR. PHILIP MOREAU, MANAGING MEMBER OF THE VERDE RIVER RV RESORT - SEDONA LLC, OWNER OF PARCELS 403-19-205 WHICH IS 11.46 ACRES, 403-19-013H WHICH IS 3.7 ACRES, 403-19-013J WHICH IS 9.29 ACRES, 403-19-207 WHICH IS 1.81 ACRES, 403-19-013Q WHICH IS 2.46 ACRES, FOR A TOTAL OF 28.72 ACRES LOCATED AT 1472 W HORSESHOE BEND DRIVE IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA. THE PROPERTY OWNER IS REQUESTING AN AMENDED USE PERMIT, IN PERPETUITY, FOR ALL PARCELS, FOR THE VERDE RIVER RV RESORT, FORMERLY KNOWN AS THE CAMP VERDE RV RESORT, WHICH WILL CONSIST OF ONE HUNDRED FIFTY (150) RV SITES, THREE (3) BATH HOUSES, ONE (1) OPERATIONS/RECEPTION CENTER, ONE (1) RECREATION BUILDING, ONE (1) MAINTENANCE BUILDING, ONE (1) PROPANE FILL STATION, ONE (1) PUMP STATION, ONE (1) WASTEWATER TREATMENT PLANT OR OTHER APPROVED SANITARY SYSTEM AS APPROVED BY THE YAVAPAI COUNTY ENVIRONMENTAL SERVICES UNIT, ONE (1) ELEVATED SPA, ONE (1) MINIATURE GOLF AREA, TWO (2) DOG PARKS, TWO (2) PICKLE BALL COURTS, ONE (1) PLAYGROUND WITH BASKETBALL COURT, ONE (1) HORSESHOE PITS, AND ONE (1) ADDITIONAL WELL. A RECREATIONAL VEHICLE PARK IS AN ALLOWED USE UNDER THE R-R (RESIDENTIAL-RURAL) DISTRICT IN THE CURRENT PLANNING & ZONING ORDINANCE WITH A USE PERMIT.

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 20150310 was filed by Mr. Philip Moreau, managing member of the Verde River RV Resort – Sedona LLC, owner of Parcels 403-19-205, 403-19-013H, 403-19-013J, 403-19-207, 403-19-013Q, located at 1472 W Horseshoe Bend Drive, Camp Verde, Arizona. The parcels are zoned R-R (Residential-Rural) and the proposed use of a Recreational Vehicle Park is permitted under such zoning with a Use Permit.
 - B. The request was reviewed by the Planning & Zoning Commission on December 3, 2015 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on December 16, 2015 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held on November 9, 2015 by the applicant to provide for citizen review pursuant to ARS §9-462.03 and as required by the Town of Camp Verde Planning & Zoning Ordinance, Part Six, Section 601 – Zoning Decisions, Subsection A. – Zoning Ordinance Amendment Applications and Hearings, Item 3.a.e.
 - 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 & Zoning Ordinance.

- E. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as Exhibit A.
- F. The Site Plan is attached as Exhibit B and documents the approved uses of the Use Permit.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20150310 in perpetuity, subject to the limitations of Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 2, for the purpose of operating the Verde River RV Resort, a Recreational Vehicle Park, with no time limit with the following findings:

1. The use of this property shall be operated and maintained in a manner compliant with the provisions of the Town of Camp Verde Planning & Zoning Ordinance per Part Two, Section 203 – Use Districts, Subsection D. R-R District (Residential-Rural), Item 3 – Uses and Structures Subject To Use Permit, Line C. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
2. Per Part Three, Section 306 – Mobile/Manufactured Home Parks (MHP & RV Parks), Subsection B – Mobile/Manufactured Home and Recreational Vehicle Park Standards, Item 3 – Community Use Area, the Community Use Area shall be at least ten percent of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included in individual mobile/manufactured home spaces, and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.
 - a) Mobile/manufactured home parks shall provide at least ten percent of their total area for recreation or other open space purposes.
 - b) Recreational vehicle storage areas:
 1. If provided, shall be at the minimum ratio of 50 square feet of land for each mobile/manufactured home space and shall be a dust-free surface with crushed rock or similar material.
 2. If no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufactured home spaces.
3. Per Part Three, Section 306 – Mobile/Manufactured Home Parks (MHP & RV Parks), Subsection C – Additional Recreational Vehicle Parks Standards, in addition to the requirements of Section 306 B. The following regulations shall apply to all Recreational Vehicle Parks:
 1. Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.
 2. Each recreational vehicle space shall be at least 1500 square feet in area, and at least thirty feet in width and have a compacted gravel surface at least ten feet in width and twenty feet in depth.
 3. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.
 4. No certificate of compliance or business license for the park shall be issued unless and until all required improvements have been completely prepared, constructed and equipped for use in all respects.
4. Per Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 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.

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

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ON DECEMBER 16, 2015.



Charles C. German, Mayor

12-17-2015

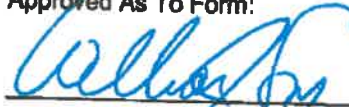
Date

Attest:



Virginia Jones, Town Clerk

Approved As To Form:



Town Attorney

EXHIBIT A

(403 19205, 403 19 0134, 403 19 013 J, 403 19 013 Q, 403 19207)

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Use Permit _____ for parcel _____. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 1 day of Oct., 2015

OWNER: RV Maintenance Services, LLC OWNER:

PHILIP MORGAN
Print Name

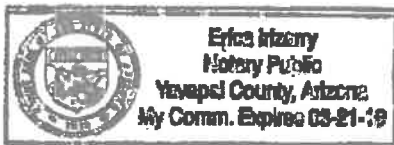
Print Name

Signature

Signature

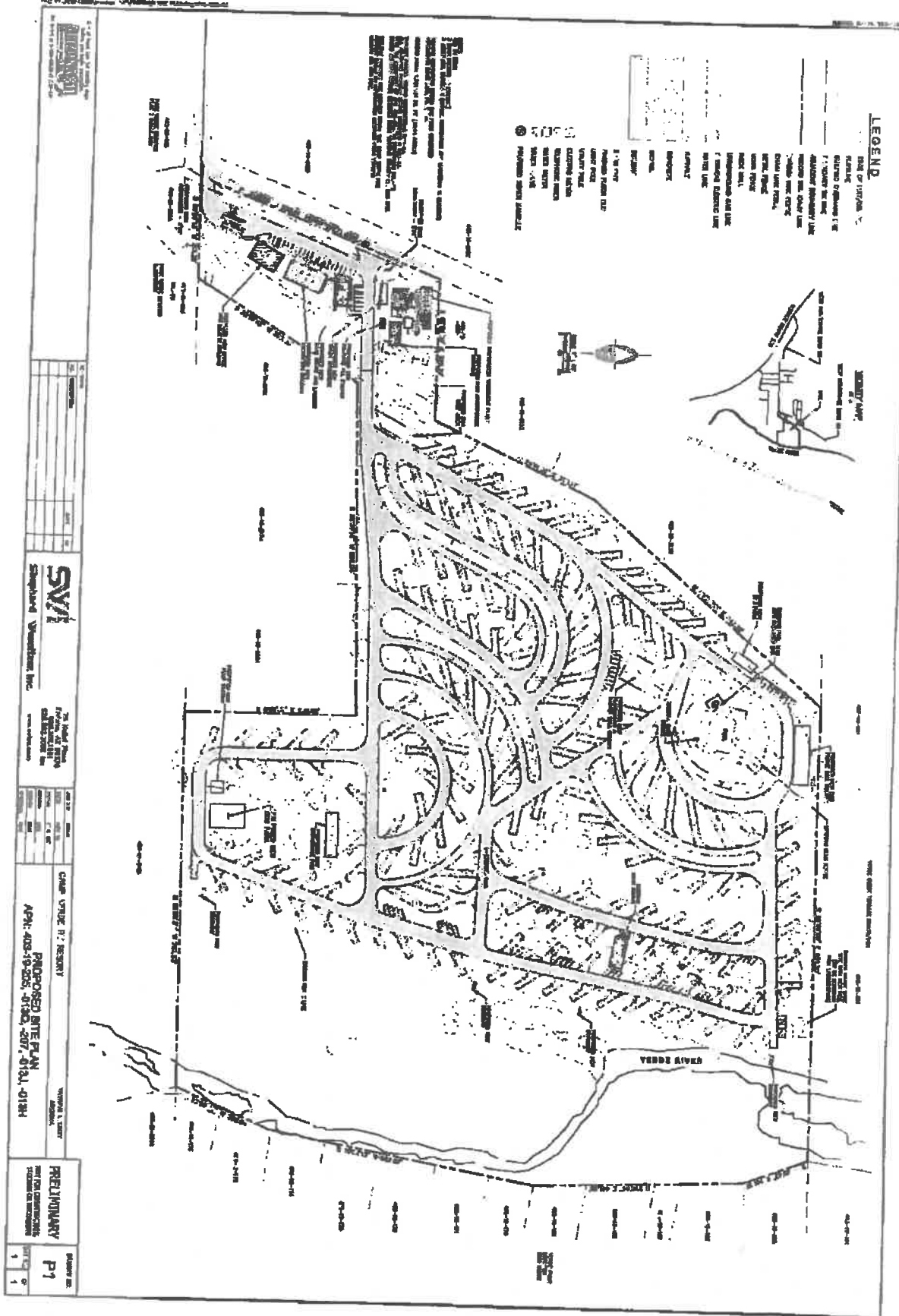
STATE OF ARIZONA)
County of Yavapai) ss.

On this 1st day of October, 2015, before me, the undersigned Notary Public, personally appeared Philip Morgan, who acknowledged that this document was executed for the purposes therein contained.



Erica Inzary
Notary Public

My Commission Expires: 03-21-2019





RESOLUTION 2014- 916

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, ON USE PERMIT 20140078, AN APPLICATION SUBMITTED BY GARY & JACQUE TULIN, OWNERS OF ZANE GREY RV PARK LOCATED ON PARCELS 404-13-006A 8.35 ACRES AND 404-13-006B 16.22 ACRES FOR A TOTAL OF 24.57 ACRES. THE FOLLOWING PROPOSED USES ARE FOR BOTH PARCELS: 93 RV SPACES, 50 RV STORAGE SPACES, OFFICE, RESTROOMS/SHOWER/LAUNDRY IN ONE BUILDING, LAUNDRY/UTILITY IN ANOTHER BUILDING, RECREATION AREA WITH RAMADA, 12 PARK MODEL UNITS, SPA AND 5 STORAGE SHEDS. USE PERMIT WITH NO TIME LIMIT. THIS PROPERTY IS LOCATED AT 4500 E. STATE ROUTE 260.

The Common Council of the Town of Camp Verde hereby resolves as follows:

1. The Common Council hereby finds as follows:
 - A. A request for approval of Use Permit 20140078 was filed by Gary & Jacque Tulin owners of parcels 404-13-006A and 404-13-006B, located at 4500 E. State Route 260. These parcels are zoned RR (Rural Residential) and the proposed uses are permitted under such zoning with a Use Permit.
 - B. The request was reviewed by the Planning and Zoning Commission on May 01, 2014 and by the Common Council on May 28, 2014 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held on February 08, 2014 by the applicant to provide for citizen review pursuant to ARS § 9-462.03 and as required by the Town of Camp Verde Planning & Zoning Ordinance, Part 6, Section 601 (Zoning Decisions) A.3.a-e.
 - 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 Planning and Zoning Code.

The Common Council of the Town of Camp Verde hereby approves UP 200140078 for the purpose of operating the Zane Grey RV Park with no time limit 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 current Town of Camp Verde Planning & Zoning Ordinance.
2. Per Part 6, Section 601, C.e The Use Permit is valid and operable only for the specific use as granted. 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.
3. The Park Registration Card and Park Policies shall require guests to acknowledge that Clear Creek, which runs through the property, is subject to flooding.

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. 1 & 2 of the Town of Camp Verde Planning & Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON May 28, 2014.



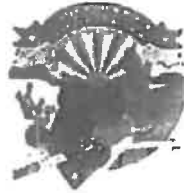
Charles German, Mayor

Date: 6-11-2014

Approved as to form: 
Town Attorney

Attest:  - Deputy Town Clerk
Deborah Barber, Town Clerk

DRAFT



RESOLUTION 2013 889

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, SUPERCEDING RESOLUTION 2002-537, FOR PARCEL 404-17-030A TO CONTINUE OPERATION OF THE DISTANT DRUMS RV RESORT AND ALLOW FOR ADDITIONAL USES WITH NO TIME LIMIT. THIS PROPERTY IS LOCATED ON PARCEL 404-17-030A AT 583 W. MIDDLE VERDE RD. ANY CHANGES TO THESE USES MUST COME BEFORE THE PLANNING & ZONING COMMISSION AND TOWN COUNCIL FOR APPROVAL.

The Common Council of the Town of Camp Verde hereby resolves as follows:

1. The Common Council hereby finds as follows:
 - A. A request for approval of Use Permit 20130046 was filed by The Yavapai-Apache Nation, Mr. Scott Canty – Attorney General and Ms. Rachel Hood Manager, agents for Distant Drums RV Resort owned by the Yavapai-Apache Nation on parcel 404-17-030A located at 583 W. Middle Verde Rd. This parcel is zoned PAD (Planned Area Development) and the proposed uses are permitted under such zoning.
 - B. The request was reviewed by the Planning and Zoning Commission on April 04, 2013 and by the Common Council on April 24, 2013 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held on February 13, 2013 by the applicant as required by the Town of Camp Verde Planning & Zoning Ordinance, Part 6, Section 601 (Zoning Decisions) A.3.a-e.
 - D. The purpose of the Use Permit is to renew and update uses (Exhibit A) on parcel 404-17-030A and the continued operation of the Distant Drums RV Resort. All of the current and proposed uses to continue with no time limit, but are subject to the requirements of Part 6, Section 601 (Zoning Decisions), C. 1 & 2 of the Town of Camp Verde Planning & Zoning Ordinance.

The Common Council of the Town of Camp Verde hereby approves Use Permit 20130046 for the purpose of renewal and update uses (Exhibit A) and continuing the operation of the Distant Drums RV Resort located on parcel 404-17-030A with no time limit on this Use Permit, but subject to Part 6, Section 601 (Zoning Decisions), C 1 & 2 of the Town of Camp Verde Zoning Ordinance. Any changes to the allowed use will have to come before the Planning & Zoning Commission and the Town Council.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON APRIL 24, 2013.

Bob Burnside, Mayor

Approved as to form:


Town Attorney

Date: _____

Attest:

Deborah Barber, Town Clerk

Exhibit "A"

- 181 RV spaces comprised of the following:
 - 112 Standard back-in sites
 - 28 Motorhome sites
 - 11 Pull-through sites
 - 7 Water/electric only sitesThe remaining 23 sites are available for build-out.
- Administrative & Community Recreation/Services Building (Community Building)
- Five (5) covered Ramada's to be located throughout the Resort. Each will be equipped with one or two propane grills and a number of picnic tables. (The exact locations to be determined.)
- Restroom/Shower on one of the vacant pads located between RV sites 143-146 or 123-125. This will provide guests with the convenience of a restroom/shower located outside of the main Administration Building.
- A remaining vacant pad will to be made into a Shuffle Board area or some other kind of outdoor recreation area.
- The resort also intends to add a dog bath area for use by their guests who own dogs.
- On the south side of the Administration Building, convert outdoor shower to enclosed and add a keyed access.
- There is a one (1) acre portion of land located at the northwest corner of the property. This location was intended to be built out for the remaining 23 RV sites under the originally permitted 181 sites. As an alternative plan the Nation has the following possibilities:
 1. Construction of a storage facility wherein individual storage units can be rented to the public and/or as a site for RV seasonal storage.
 2. Construction of an array of solar panels to augment the electrical supply needs of the RV Resort.
 3. Development of a new multi-purpose building to accommodate group activities and meetings that are in addition to or are overflow of activities occurring in the central Administrative Building.
 4. Installation of a number of park model units to serve as individual overnight rental accommodations or as overflow accommodations for RV guests requiring additional space for their guests.

Note: Whichever options are selected by the Nation, staff will review & permit per the requirements of the current Planning & Zoning Ordinance and the current Building codes. An updated site plan will be required showing the development of the selected option or options.