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AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, OCTOBER 12, 2023 at 6:00 P.M.

ZOOM MEETING LINK:

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

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782
Meeting ID: 846 2075 7891
Passcode: 766870

1. **Call to Order**
2. **Roll Call.** Greg Blue, Robert Foreman, Ingrid Osses, William Tippet, Mark Lomeland, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.
3. **Pledge of Allegiance**
4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.
 - a. **Approval of Minutes:**

September 28, 2023, Regular Session
 - b. **Set Next Meeting, Date and Time:**

October 26, 2023 @ 6:00 pm, Regular Session
November 09, 2023 @ 6:00 pm, Regular Session – **Cancel (tentatively)**
November 23, 2023 @ 6:00 pm, Regular Session – **Canceled**
December 14, 2023 @ 6:00 pm, Regular Session
5. **Call to the Public for items not on the agenda** - Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

6. **Public Hearing:** Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of Zoning Map Change for 284 Homestead Parkway (APN 403-23-104H) from M1 (Industrial: General) to C3 (Commercial: Heavy Commercial).

- **Staff Comments**
- **Open Public Hearing**
- **Close Public Hearing**
- **Commission Discussion**

7. **Presentation:** Staff presentation of Section 505 Preliminary Subdivision Plat of The Planning and Zoning Ordinance.

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

9. **Staff Comments**

10. **Adjournment**

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

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

CERTIFICATION OF POSTING OF NOTICE

*The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashes on October 5, 2023 (date) at 10:00 AM (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk
(signed) Cory L. Mulcaire, Cory Mulcaire, Planner (print name and title)*

FINAL MINUTES
REGULAR SESSION
TOWN OF CAMP VERDE-PLANNING AND ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
CAMP VERDE, AZ. 86322
THURSDAY, SEPTEMBER 28, 2023, AT 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 Tippett, Commissioner Mark Lomeland, Commissioner Robert Foreman and Commissioner Ingrid Osses were present.

Also Present

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

3. Pledge of Allegiance

Commissioner Foreman 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: August 24, 2023, Regular Session

B. Set Meeting Dates: October 12, 2023, at 6:00 pm Regular Session
October 26, 2023, at 6:00 pm Regular Session
November 9, 2023, at 6:00 pm Regular Session
November 23, 2023, at 6:00 pm Regular Session - Cancel

Motion was made by Commissioner Lomeland 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 Tippett: 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 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 Resource: Cory Mulcaire

Town Planner Cory Mulcaire reviewed the details of the Use Permit, the conditions, area maps and site plan. The applicant is requesting to put in 133 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. Staff is recommending approval.

Commissioner Foreman asked if the sewer had been put in going across HWY260 to the Marijuana Facility yet? Ms. Mulcaire didn't think it had been yet, although it would have to be done prior to the RV Park opening.

Commissioner Foreman would like to see the complete notes of neighborhood meetings.

Commissioner Foreman asked if there was going to be a Traffic Impact Meeting? Ms. Mulcaire stated no, ADOT would not require it because of the roundabouts.

Applicant Comments

Dari Mahboubi, on behalf of Recreational Investment Group LLP and Vice President of Development, Don Nicolini gave a slideshow presentation.

Chairman Faiella asked if there was going to be any permanent RVs in the park. Mr. Mahboubi said they cannot allow permanent residents because of the funding they are using. It must be transient travelers (stays less than 30 days) only. He added there would be a restriction on RVs, they would only allow 2000 model year and newer RVs in the park.

Vice Chair Scantlebury commented on all the trees shown in the Site Plan. He asked if there had been a Tree Study done. Mr. Nicolini said they haven't done a Tree Study yet but would like to have natural barriers between pads; a nature feel. Mr. Scantlebury said Camp Verde is a Tree City and has a Tree Advisory Committee that could help with their pallet. He asked if they would be willing to work with the Tree Advisory Committee. Mr. Nicolini said yes.

Vice Chair Scantlebury is also concerned about water usage, he asked if they would be willing to incorporate a water catchment system? Mr. Nicolini explained they have hired several agencies to address that specific issue and it will be addressed. Mr. Scantlebury asked if it was added as a provision in the motion would that be acceptable. Mr. Nicolini said they would consider it but didn't know the specifics of the final site plan yet. Chairman Faiella asked if there is a fee to consult with the Tree Committee? Mr. Scantlebury said no, it is a volunteer committee, there would be no cost.

Commissioner Foreman asked if the sale tax applies to the rental of these units. Ms. Mulcaire stated it does. She explained that any stays, 30 days or longer, who pay up, front will only pay 2% sales tax. Stays that are paid in daily/weekly installments the Town will get 6.65% sales tax. Mr. Foreman said he is also concerned with the strain on the infrastructure these RV parks will

put on the community. Ms. Mulcaire stated that there was a Predevelopment Meeting, and everyone in attendance was comfortable with the plans. They will request a letter from ADOT concerning the traffic flow.

Public Hearing Open 6:29pm

No comments from the public.

Public Hearing Closed 6:30pm

Commission Discussion

Commissioners had additional discussion regarding the sewer line, whether or not it had been put in across Hwy 260 or not. Mr. Foreman thought a sleeve was put in. Ms. Mulcaire will get clarification if it has or hasn't. Mr. Mahboubi said they are in contact with marijuana facility to possibly split the sewer connection cost.

Vice Chairman Scantlebury is concerned with the growing number of RV Parks in the area. He doesn't want the Town to count on one income producer and it changes the character of the town.

Motion was made by Commissioner Blue to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of 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). Second was made by Commissioner Osses. Vice Chair Scantlebury suggests amending the motion to add two provisions: the site must have a water harvest element and must also consult with Tree Advisory Committee. Mr. Blue declined amending his motion.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: no
Commissioner Greg Blue: aye
Commissioner Mark Lomeland: no
Commissioner Bill Tippet: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: no

Motion passed 4-3.

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.

Chairman Faiella wanted to remind everyone Fort Verde Days is coming up, the second weekend in October. Everyone is welcome.

8. Staff Comments:

Town Planner Cory Mulcaire gave a list of what is coming up.

- Subdivision Training and Zoning Map Change at the October 12th Meeting
- Preliminary Plat for the Subdivision will be presented at the October 26th Meeting.

Community Development Director John Knight also added:

- The applicant decided to withdraw the application of the PAD rezone for the Fire Station for

now.

- The Department will be updating the Council on Long-Range Planning Projects and discussing a Hearing Officer for Code Enforcement at the October 18th Council Meeting.

Town Planner BJ Ratlief also added:

- The Department was directed by Council to work on Section 305 Animal Count, there is a seven-member Community Work Group that has started on that. They will be meeting every three weeks and the meeting notes are available for Commissioners to review on the website.

11. Adjournment:

The meeting was adjourned at 6:41 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 28th day of September 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of September 2023.

Jennifer Reed

Jennifer Reed, Recording Secretary



Agenda Item Submission Form – Section I

Meeting Date: Planning and Zoning Commission: Thursday, October 12, 2023

Consent Agenda **Decision Agenda** Executive Session Requested

Presentation Only Action/Presentation Pre-Session Agenda

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title: Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of Zoning Map Change for 284 Homestead Parkway (APN 403-23-104H) from M1 (Industrial: General) to C3 (Commercial: Heavy Commercial).

List Attached Documents:

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

Estimated Presentation Time: 10 minutes

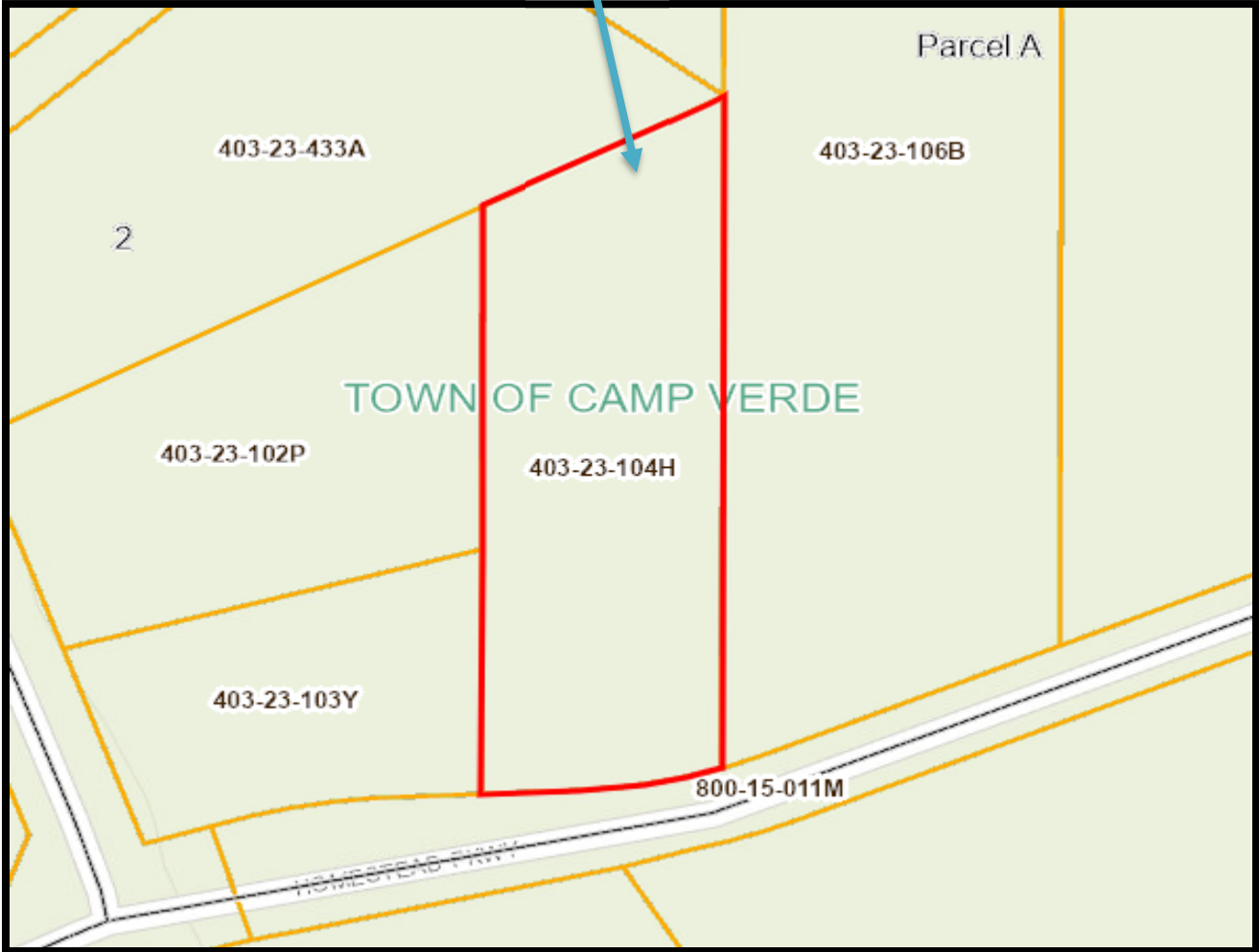
Estimated Discussion Time: 10 minutes

Executive Summary: Tierra Verde Builders, on behalf of Sinagua Malt, has applied for a Zoning Map Change from M1 to C3. The applicant would like to incorporate a coffee bar, tasting room and possible restaurant into their project. The current zoning (M1) does not allow for a coffee bar, tasting room, or restaurant. The request zoning (C3) does allow for the requested uses, along with the already existing cold storage for Sinagua Malt.

Property Information:

Location	284 Homestead Parkway
Parcel	403-23-104H
Owner	Goma Development
Applicant	Tierra Verde Builders, Ben Bassous
Site Size	2.31
Zoning Designation	M1
Current Land Use	Sinagua Malt Manufacturing
Surrounding Properties	North: M1 (Industrial: General) Network Cabling Service South: Town of Camp Verde ROW West: C2 (Commercial: General sales and services) Vacant Land East: M1 (Industrial: General) Vacant and Rental Industrial

Subject Parcel
APN 403-23-104H
284 Homestead Parkway



Background Information:

In 2021, Mr. and Mrs. Goma purchased parcel 403-23-104H with the intention of developing the Sinagua Malt production facility. The facility works with local farmers, academic institutions, nonprofit organizations, and government agencies to source grain supply that reduces water consumption and leaves more water in rivers and streams. In July of 2021, Alkemista – Sinagua Malt went through Development Standards Review for two (2) buildings. Building A was intended to operate as Alkemista offices and storage warehouse are for Alkemista Meadery and Sinagua Malt. Building B was built and is going to remain Sinagua Malt offices and warehouse area for the barley processing equipment.

Since the previous Development Standards Review, the Goma's have decided that they want to change the use of Building A and create a tasting/tap room. This is not currently an allowed use in the M1 Zoning District.

According to the applicant, *“The primary purpose of the tasting-tap room is to sample the quality of the malt (for beer and spirits) an to sell mead/cider/beer/spirits to local vendors throughout the Sedona and Verde Valley area as well as to offer malt for home brewers.”*

“The secondary purpose is to sell mead/cider., coffee, and chocolate to the public. The location will offer the lower Verde Valley residents the same offerings of the Goma's Alkemista Brew and Coffee house in Sedona without the 45-minute drive.”

The property is being divided into two parcels. The rear parcel will remain M1 and will continue to operate as the Sinagua Malt offices and barley processing facility. This is an allowed use in the M1 Zoning District.

The front parcel, containing Building A, is being divided from the rear parcel and is requesting to be rezoned to C3 (Commercial: heavy commercial). This request allows for the tap-tasting room and Alkemista storage to be developed and operated.

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

M1-Allowed

1. Section 203.J.1. M1 District (Industrial: General) (pg. 58 - 60 for Town of Camp Verde Planning and Zoning Ordinance) The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearance, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or adjacent Districts).
2. Section 203.J.2 Permitted Uses and Structures:
 - c. Assembly, Construction, and processing plants.
 - h. Bottling plants confined to closed building.
 - cc. Storage Facility
 - ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.

Staff Response: The property is currently zoned M1 and the original use was permitted entirely. Since the property owner is changing the use of Building A, it no longer meets the Zoning District use requirements. Restaurant is not an allowed use in the M1 District.

By dividing the property, the rezoning of the front property to C3 will allow the restaurant development to continue.

C3-Allowed

3. Section 203.H. C3 District (Commercial: Heavy Commercial) (pg. 51 - 54 of Town of Camp Verde Planning and Zoning Ordinance). 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 is required.
4. Section 203.G.2 Permitted Uses and Structures:
 - j. Bars, tap rooms and nightclubs.
 - l. Bottling plants confined to closed building.
 - x. Custom warehouses within closed building and not including animals.
 - vv. Restaurants and cafes, including drive – through.

Staff Response: Through approval of the Zoning Map Change application, the applicant will be able to continue with the construction and development of the mead tasting room and coffee bar.

Zoning Decisions

5. Section 601 – Zoning Decisions, specifically 601.A provides the guidance on the application and approval process for all Zoning Ordinance Amendment Applications and Hearings (Attachment C).
 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 provision of Arizona Revised Statutes 9-462.04 as they exist now or as they are amended from time to time. Such notice includes at a minimum the posting and publishing of public hearing notices as specified in the statute.*
 - b. *Written protests of any recommendation action taken by the Commission shall be filed in the office of the Community Development Department before noon on Monday the week of the preceding the Council meeting at which such amendment will be considered. If such written protest constitutes twenty percent (20%) or more of the immediate area involved in a request for rezoning as specified in ARS 9-462.04.H, as may be amended, a favorable vote of three-fourths of the Council shall be required.*
 - c. *A decision made by the Council involving rezoning of land which is not owned by the Town, and which changes the zoning classification of such land may not be enacted as an emergency measure and such a change shall not be effective for at least 30 days after the final approval of the change in classification by the Council.*
 - d. *In the event an application has been denied by the Council, the Commission shall not consider a similar application within 12 months of the application date.*
3. *Citizen review and participation process is required for all zone change application or Use Permit applications:*
- a. *Prior to any public hearing, the applicant or an appointed representative shall arrange a meeting with the planning staff, which identifies development issues as well as arrangements and scheduling for neighborhood meeting described in subsection b below.*
 - b. *The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.*
 - c. *At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual property with meeting date and time. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.*
 - d. *It is the responsibility of the applicant or their representative to conduct the meeting, provide opportunity for a question and answer period by the audience, and identify a point of contact to the public for follow-up questions and comments.*
 - e. *The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting of the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.*

4. *Zoning Ordinance text amendments: If the Town adopts a zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS 9-462.03, as may be amended, and the public hearing notice procedures as set forth in ARS 9-462.04.A as may be amended.*

Staff Response: The key criteria referenced above has been completed by the applicant's representative, as well as the Community Development Department.

Rezone is a discretionary action. It is up to the Planning and Zoning Commission to provide recommendation as to whether the proposed zone C3 and allowed uses are appropriate at this location.

2016 General Plan: The 2016 General Plan places this property in the Finnie Flat Character Area, which allows for retail sales, restaurants, service stations, and industrial parks. (Attachment D)

Staff Response: This Zoning Map Change maintains the property's conformance with the 2016 General Plan.

Neighborhood Meeting: The neighborhood meeting was held on September 21. One neighbor and her realtor showed up to the meeting. Her only comment was that she thought it was a good idea.

The following have been completed by staff:

- Neighborhood meeting was held by applicant on September 21, 2023.
- The Town mailed letter providing notice of this public hearing and proposed Use Permit to all parcel within 300' of this parcel on September 21, 2023.
- A public hearing notice was placed in the Verde Independent Newspaper on September 24, 2023, and September 27, 2023.
- A public hearing notice was posted at the property on September 25, 2023.
- A meeting agenda was posed at Town Hall and Bashas' on October 5, 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 Zoning Map Change for 284 Homestead Parkway (APN 403-23-104H) from M1 (Industrial: General) to C3 (Commercial: Heavy Commercial).

ATTACHMENT A

Letter of Intent and project information for GOMA Sinagua Malt Tasting-tap Room-July 26, 2023

Introduction: The owners of Sinagua Malt production facility, Sergio and Ofelia Goma, are proposing to modify the previously approved office space for building A to include a tasting-tap room and add an outdoor patio at the southeast corner of the building. Sinagua Malt is located at 284 N Homestead Parkway, parcel number 403-23-104H, zoned M-1. Sinagua Malt works with local farmers, academic institutions, nonprofit organizations, and governmental agencies to source grain supply that reduces water consumption and leaves more water in rivers and streams.

Project Narrative: The primary purpose of the tasting-tap room is to sample the quality of the malt (for beer and spirits) and to sell mead/cider/beer/spirits to local vendors throughout the Sedona and Verde Valley area as well as to offer malt for home brewers.

The secondary purpose is to sell mead/cider, coffee, and chocolate to the public. This location will offer the lower Verde Valley residents the same offerings of the Goma's Alkemista Brew and Coffee house in Sedona without the 45-minute drive. It will be a destination for folks interested in malt/mead/cider/beer/spirits/coffee.

The hours of operation for the tasting-tap room will not overlap. The taproom will be open Thursday through Saturday afternoons (e.g., 4 pm-10 pm). The coffee tasting room will be open Monday through Wednesday (e.g., 6:30am-noon) and Thursday through Saturday (e.g., 6:30am-4pm) It is key to note the tap room (180 sq ft) and the coffee tasting room (168 sq ft) are completely two separate areas in the building. So not only will they be operating at different times they will also have their own section of the building.

The Goma's will be roasting their own coffee and cocoa beans and will be brewing/fermenting their own mead/cider/beer/spirits for resale. The intent is to sell their own products on site as well. The coffee shop's offerings will include ice cream (for affogato), chocolate and tea plus pastries, cookies, and sandwiches and their own kombucha.

Food for the tap room will include finger-food, charcuterie plates, warm sandwiches, and pizza. Drinks will include flights of their own beer, mead, cider, and spirits. They will also serve refreshments provided by their wholesale malt customers.

Ventless appliances (e.g., TurboChef Sota and Nu-Vu QB3/9 oven/proffer combo) will be used. All appliances will be electric, no gas will be used and there will not be any open fire.

Other products in the tasting-tap room for sale will include bags of roasted coffee, bags of roasted malt and base malt for home brewers and their own branded coffee supplies including coffee grinders, mugs, caps and more.

The customer area for the tasting-tap room is 543 sq feet of the 1440 sq feet office area. There are 12 planned parking spaces at the entrance to the tasting-tap room and three parking spaces at the rear of the building. This allows for 11 parking spaces for the tap-tasting room. (543 divided by 50 =10.86) and four parking spaces for employees in building A. (2 employees, 2 spares).

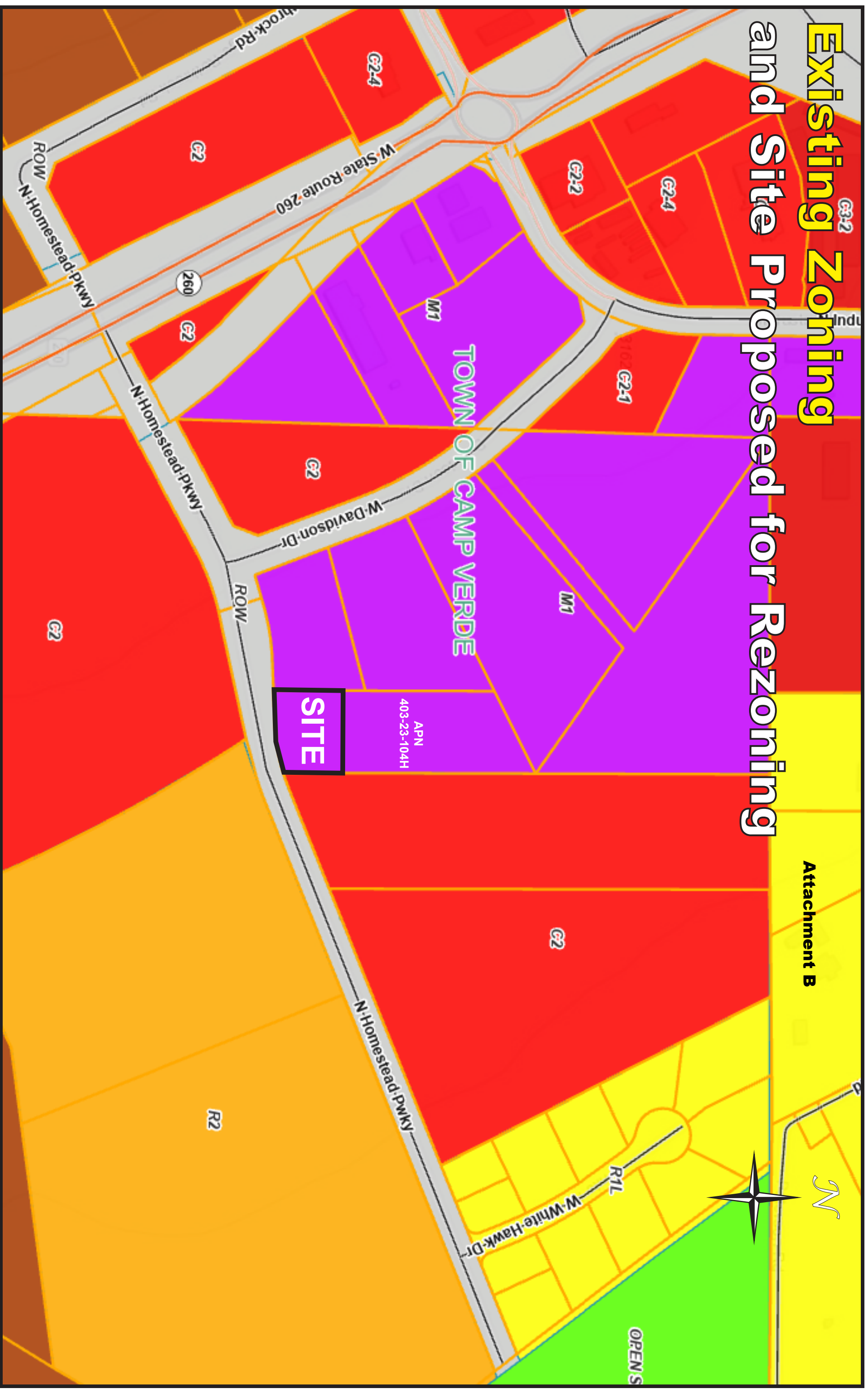
This modification will create a service for residents as well as attract visitors interested in malt, mead, and coffee production to the Camp Verde area.

Thank you for your consideration of this project.

Sincerely,
Sergio and Ofelia Goma
Owners, Sinagua Malt

Submitted by:
Ben Bassous
Tierra Verde Builders, Owner

Existing Zoning and Site Proposed for Rezoning



Affidavit

I, Pam Miller/Tierra Verde Bldgs, owner/agent of parcel 403-23-104H have notified the neighbors within 300' of above property, by sending letters on September 1, 2023 to notify them of the neighborhood meeting that I conducted on the 21st day of September 2023.

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

I, Pam Miller, owner/agent of parcel 403-23-104H will provide a summary of neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde with the associated application submittal, attesting to the issues and concerns discussed at the above neighborhood meeting.

Summary Statement: Attendees included John Bascous (DOA); Pam Miller (DOA), Laura Kessler, owner of property across street parcel # 403-23-1034, and her broker, Chris Campbell. Bill Maxwell called after he received the letter asking about the meeting place but did not attend. Laura commented she thinks the project is great and will add value to the area.

If Summary statement is too long, attach a copy.

State of Arizona}

County of Yavapai

Pam Miller
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 27 day of September 2023.



Trina Leigh Ritchie
Signature of Notary

ATTACHMENT D

E. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

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

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Assembly, construction and processing plants.
- d. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- e. Automobile repair (heavy) (Ord 2015 A407).
- f. Automobile repair (light).
- g. Automotive service stations.
- h. Automobile Storage Yard.
- i. Baking and confection cooking for on-site sale only.
- j. Bars, tap rooms and nightclubs.
- k. Body and fender shops including a paint booth within closed building.
- l. Bottling plants confined to closed building.
- m. Bowling alleys and poolrooms.
- n. Business offices, banks and similar; including drive-through.
- o. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
- p. Cleaning and dyeing plants within closed building.
- q. Commercial art galleries.
- r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- s. Commercial bath and massage.
- t. Commercial parking facilities.
- u. Community parks, playgrounds or centers.
- v. Custom service and craft shops.
- w. Custom tire recapping.
- x. Custom warehouses within closed building and not including animals.
- y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- z. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- aa. Flood control facilities.
- bb. Frozen food lockers

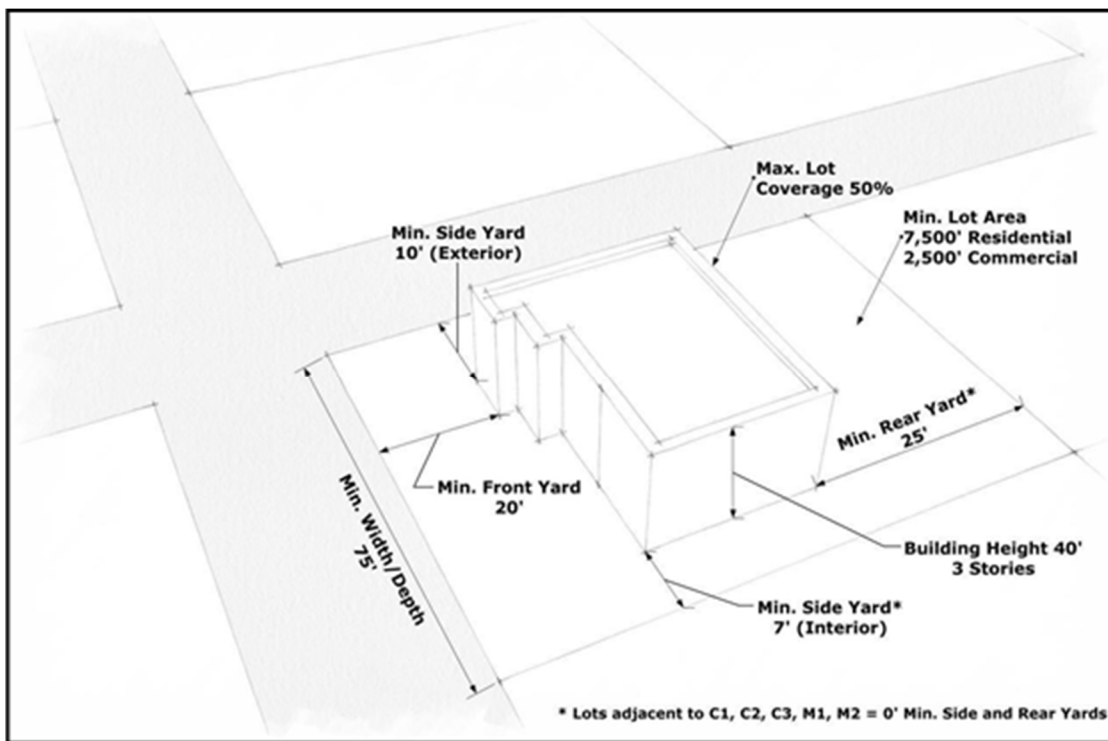
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more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

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

Table 2-8: C3 Dimensional Standards

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

Figure 2-8: C3 Dimensional Standards



E. M1 DISTRICT (Industrial: General)

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- d. Automobile repair (heavy) (Ord 2015 A407).
- e. Automobile repair (light).
- f. Automobile Storage Yard
- g. Body and fender shops including a paint booth within closed building.
- h. Bottling plants confined to closed building.
- i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306 B.2.c).
- j. Cemeteries for human or animal internment (See Section 308).
- k. Cleaning and dyeing plants within closed building.
- l. Commercial parking facilities.
- m. Community parks, playgrounds or centers.
- n. Custom service and craft shops.
- o. Custom tire recapping.
- p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Historical Landmarks.
- t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- u. Keeping of farm animals, limited (See Section 305).
- v. Lumber yards (prohibiting sawmill operations).
- w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304)
(Definition: See Part 1 Section 103)
- x. Mortuary.
- y. Motion picture productions, radio and television studios.

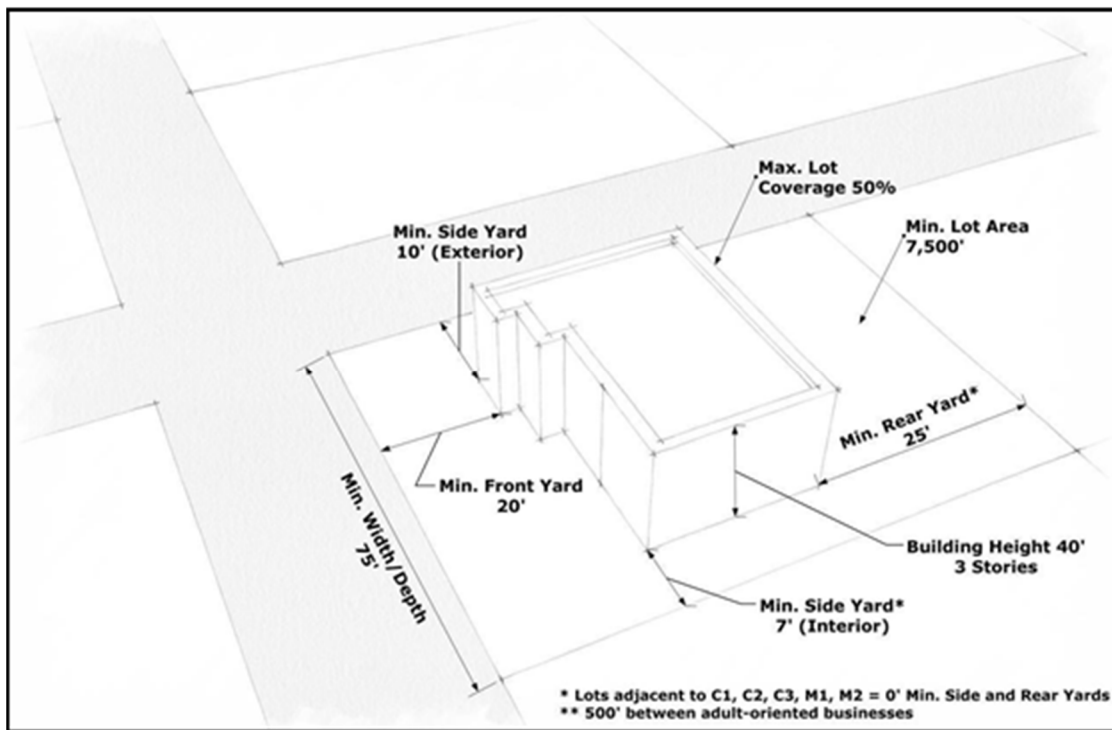
- z. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - aa. Religious institutions (in permanent buildings).
 - bb. Retail sales.
 - cc. Storage Facility.
 - dd. Warehouses.
 - ee. Water distillation and bottling for retail sales only.
 - ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.
3. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Transmitter stations and towers for automatic transmitting.
 - c. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months

Table 2-10: M1 Dimensional Standards

Zoning District	"M1"
Minimum Lot Area (sq.ft.)	7,500'
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 2-10: M1 Dimensional Standards



SECTION 601 - ZONING DECISIONS

A. Zoning Ordinance Amendment Applications and Hearings

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

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

- b. The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.
 - c. At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual property with meeting date and time. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.
 - d. It is the responsibility of the applicant or their representative to conduct the meeting, provide an opportunity for a question and answer period by the audience, and identify a point of contact to the public for follow-up questions and comments.
 - e. The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting on the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.
4. **Zoning Ordinance text amendments:** If the Town adopts any zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS §9-462.03, as may be amended, and the public hearing notice procedures set forth in ARS 9-462.04.A as may be amended.

B. Site Plan Review and Development Standards

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

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

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

C. Use Permit Approvals

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

1. Review and Approval

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

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

2. Duration and Voiding of Use Permit

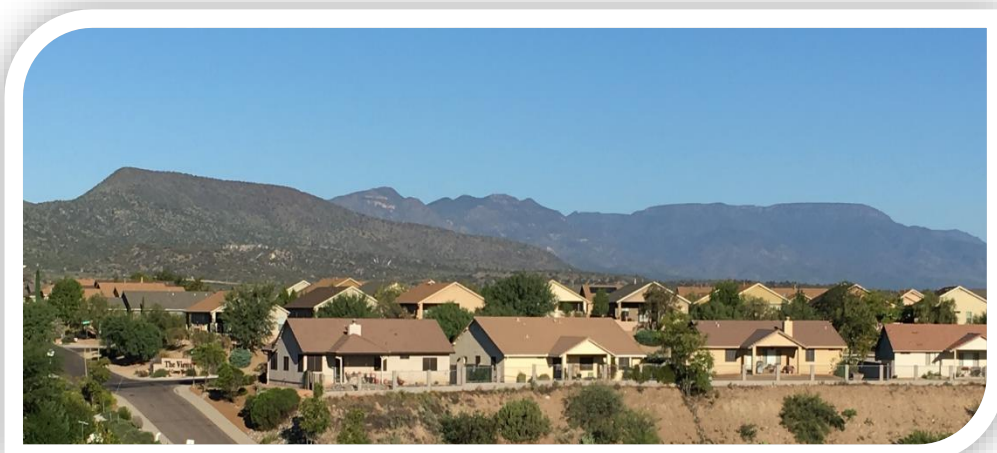
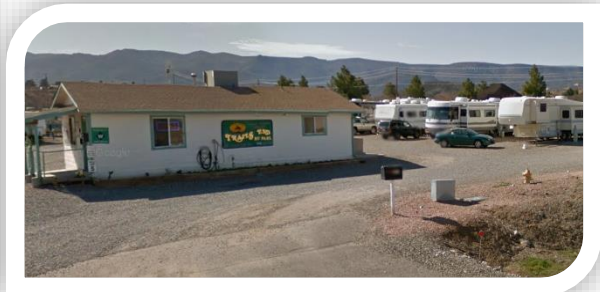
- a. To secure the objectives of this Zoning Ordinance, Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.
- b. The permittee must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain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

D. Temporary Use Permits

Temporary Use Permits are provided through administrative review and approval to facilitate short- or restricted- term uses (such as, but not limited to: tents, carnivals, charitable events or similar uses/structures for public assembly in non-residential districts; and construction- or sales-related offices, storage yards or similar facilities including model homes, and sales stands of crops or agricultural products produced on-site in any District).

1. Temporary Use Permits may be granted by the Community Development Director or designee, after review by health and safety departments or agencies, and upon findings that the use and the manner of its conduct will not, considering its limited duration, 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.
2. Approval may be conditioned by specific stipulations as to duration, conduct, mitigation of potentially detrimental effects and such other considerations as may be prudent for protection of the neighborhood and community.
3. Violation of the terms of the Temporary Use Permit approval constitutes grounds for its immediate revocation.
4. Decisions by the Community Development Director which result in the disapproval of a Temporary 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 Community Development Director denial of the Temporary Use Permit application.

Finnie Flat Character Area



From Top To Bottom: Commercial Businesses Located At I-17 & State Route 260 Intersection, Commercial & Industrial Buildings Located Off Industrial Drive, RV Park On Finnie Flat Road, Medical Facility Located At State Route 260 & Finnie Flat Road, High Density Housing Located Off Cliff's Parkway

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

Introduction To The Finnie Flat Character Area:

Named for the Finnie family, early pioneers to of the Camp Verde community, this area contains some of the community's newest and largest residential subdivisions in the southeastern portion of the character area. Distinct neighborhoods are found along Finnie Flat Road, South Cliffs Parkway, South 7th Street, and State Route 260 with mostly high density, single-family dwellings, including two planned unit developments (PUD's).

Along the Verde River, some old farm properties are found. At the center of the Finnie Flat area is an available housing development property with nearby infrastructure. A small section of Arizona State Land is in the southwest corner, which has livestock grazing.

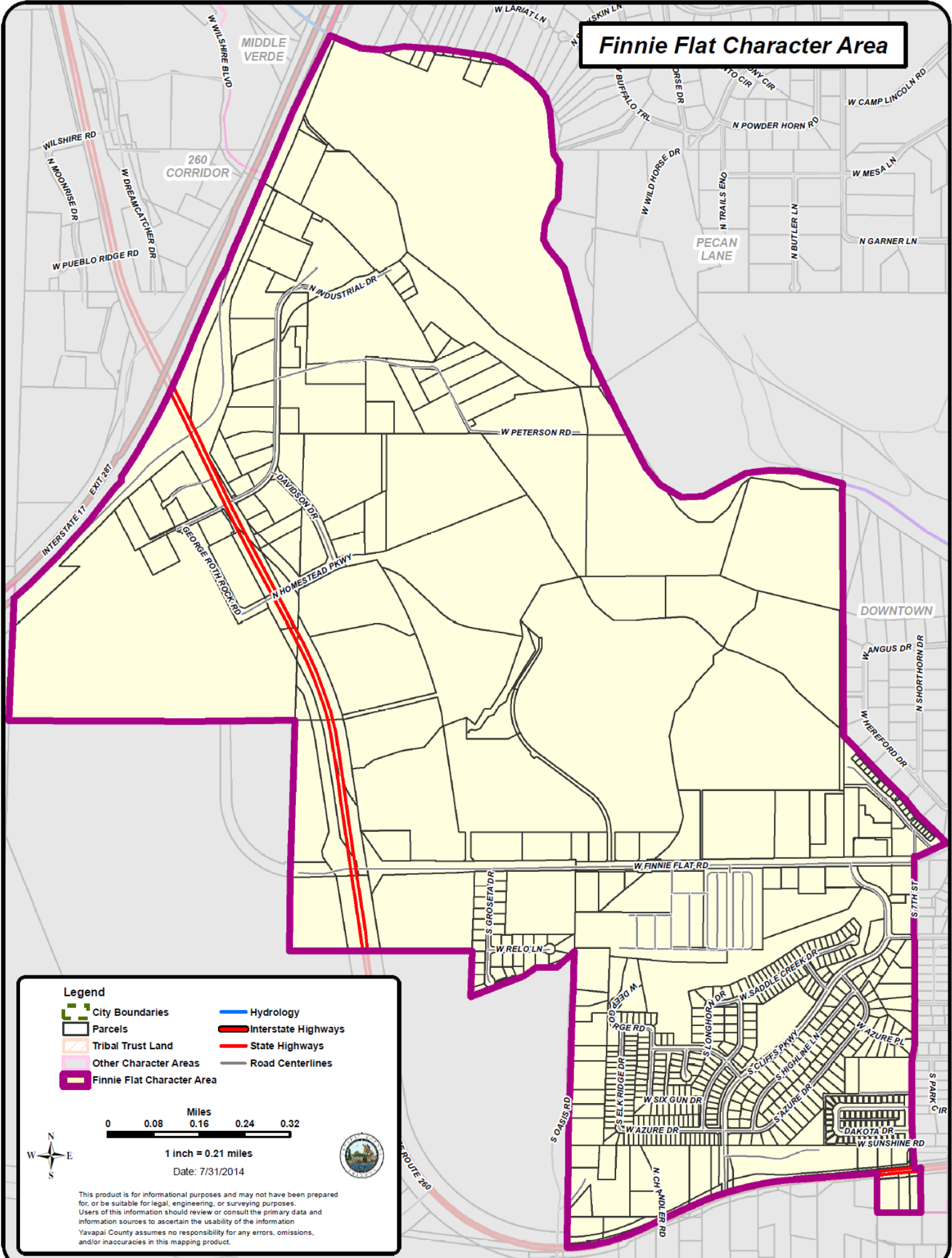
The Finnie Flat character area is a diverse area. This area is ideally positioned for both commercial and high density residential growth for the Town. It encompasses busy shopping locations, an industrial park, a medical center, and residential neighborhoods. The junction of State Route 260 and Interstate 17 is an active 24-hour intersection that attracts many visitors coming to Verde Valley/Sedona or passing through. The industrial section is home to several heavy commercial businesses and has the advantage of being located directly off Interstate 17. A new campus for Northern Arizona Healthcare will improve medical services to the community and visitors. Closer to the Town's center is a shopping and business center, which is the primary location for residents to obtain essential services.

A riverfront trail system is being planned along the Verde River on a combination of land owned by, Arizona State Parks and Prescott National Forest. This access will be coordinated with any future planned development of residential subdivisions and commercial properties that includes a new home for the Verde Valley Archaeology Center.



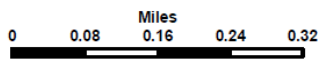
*Aerial Imagery Of A Portion Of The Finnie Flat Character Area
Photo Courtesy Of Yavapai County GIS*

Finnie Flat Character Area



Legend

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



1 inch = 0.21 miles

Date: 7/31/2014



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

TABLE 3.6 - Land Use; Finnie Flat Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Finnie Flat character area is approximately 1.77 square miles in size.</p> <p>The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River which is 1.49 miles, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The Southern border of this character area primarily runs along State Route 260 from 7th Street to Oasis Road. The Western boundary of this character area consists of a portion of Interstate 17, State Lands South of Interstate 17, State Lands West of State Route 260, and State Lands South of Finnie Flat Road/West of Oasis Road.</p> <p>A small portion 2.26 % of this character area is comprised of U.S Forest Service Land and 2.82 % is State lands.</p> <p>Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.</p> <p>The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Groseta Gardens • Cliffs Unit 1 • Cliffs Unit 2 North • Cliffs Unit 2 South • The Village at Camp Verde • Verde Cliffs • Verde Outpost Townhouses • Verde Outpost Townhouses Amended Plat • Verde Ridge Unit 1-2 <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agriculture • Charter Schools • Churches • Home Occupations • Hotels • Industrial Park • Mall • Medical Services • Restaurants • Retail Sales • RV Parks • Service Stations • Storage Facilities 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Finnie Flat Road - Cliffs Parkway • General Crook Trail • State Route 260 - 7th Street • Homestead Parkway • Industrial Drive • Oasis 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"> • State Route 260 and Industrial Drive • State Route 260 and Homestead Parkway • State Route 260 and Finnie Flat Road • State Route 260 and General Crook Trail • Finnie Flat Road and Cliffs Parkway • Finnie Flat Road and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> • Heritage Loop Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • East side of I-17 at the junction of State Route 260. • State Route 260 at the intersection of Finnie Flat Rd. 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • Faulkner Wash • Gaddis Wash • West Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Arizona State Park Land <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Verde River <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes Planned Area Developments (PADs) and Planned Unit Developments (PUDs) that consist of 0 to 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 on the West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Homestead Parkway. • C2 located on the East side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. • C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. • C2 on the corner of State Route 260 and Cliffs Parkway. • C3/M1 located on the North end of Industrial Drive. • M1 on Davidson Drive near Homestead Parkway. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. • RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7th Street. • RS/C1/C2 on the South Side of State Route 260 near the intersection of 7th Street. • RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. • RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive. • RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway. • Mixed Use • 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 Finnie Flat 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 and adjacent to Finnie Flat Road.
- A. 5. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
- A. 6. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.

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.
- B. 2. Encourage a gateway presence to provide visitor information about regional recreation opportunities and amenities.
- B. 3. Utilize this gateway to promote Camp Verde's unique heritage and identity.

C. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

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

- D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.²**

Implementation Strategy:

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

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

Implementation Strategy:

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

Gateway Entrances:

- East side of Interstate 17 at the junction of State Route 260 area.
- At the intersection of State Route 260 and Finnie Flat Road.

² The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.



Agenda Item Submission Form – Section I

Meeting Date: Planning and Zoning Commission: Thursday, October 12, 2023

Consent Agenda Decision Agenda Executive Session Requested

Presentation Only Action/Presentation Pre-Session Agenda

Requesting Department: Community Development

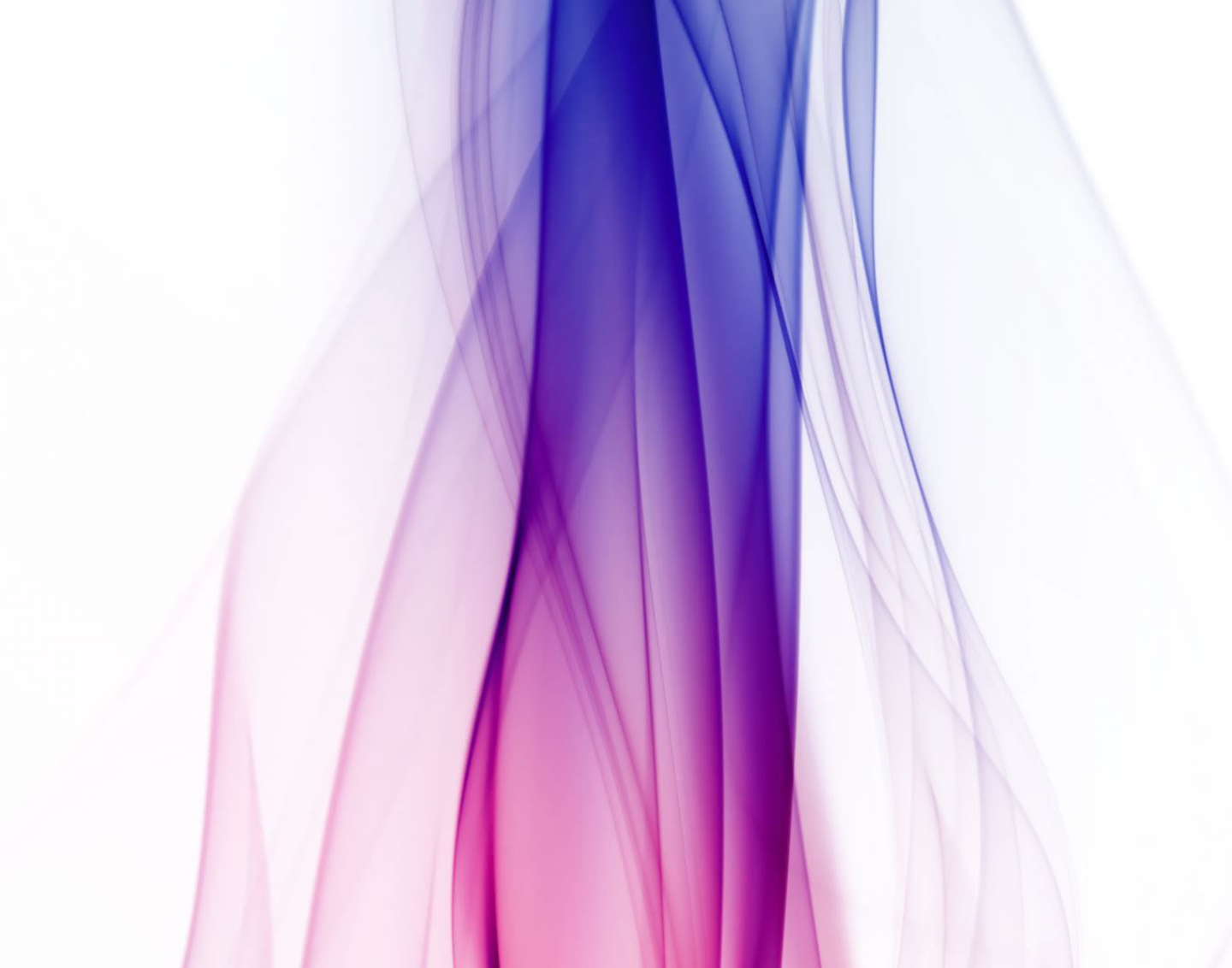
Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title: Presentation of Preliminary Plat Approval Process for a Subdivision

NOTE: Please Review and bring to the meeting, Section 505 of the Planning and Zoning Ordinance (pgs. 147-153)

List Attached Documents:

- A. PowerPoint Presentation



Subdivision Training: Preliminary Plat

Section 505

October 12, 2023

Cory Mulcaire, Planner

Purpose:

The purpose of the Preliminary Subdivision Plat is to provide more detail for determining specific capacities and preliminary design for the proposed subdivision. The Preliminary Plat process is a major step, as it is a Public Hearing by the Planning Commission and the Town Council may give authorization to proceed in preparation with the Final Subdivision Plat.

Preliminary Subdivision Plat Review and Actions by Planning Commission:

1. The Commission shall review, hear or consider all evidence relating to said Preliminary Subdivision Plat.

Preliminary Subdivision Plat Review and Actions by Planning Commission:

2. The Commission may review an Application for Exception simultaneously with the Preliminary Plat consideration, or, the Commission may hear the Application for Exception at the subdivider's request or as recommended by the Community Development Director.

Commission may recommend that the Town Council authorize exceptions to any of the requirements in these regulations, if the Commission finds the following facts with respect thereto:

- A. There are special circumstances of conditions affecting the property.
- B. That the granting of the exception will not be detrimental to the public safety, health, and welfare or injurious to other property in the area in which said property is situated.
- C. That it will not have the effect of nullifying the intent and purpose of the Town's General Plan or these regulations.

Preliminary Subdivision Plat Review and Actions by Planning Commission:

3. If satisfied that all objectives of these regulations have been met, the Commission may recommend approval or conditional approval of a Preliminary Plat, with or without exceptions, to the Town Council.

Preliminary Subdivision Plat Review and Actions by Planning Commission:

4. The Commission may move to continue the plat pending its revision or resubmittal process if the Commission finds that the proposed plat lots are determined to be not suitable due to such features or conditions as flooding or poor drainage, steep slopes, rock problems, sanitary deficiencies, improper access to public roadway, or other conditions likely to affect public health, safety, convenience and general welfare.

4. Continued

- A. Such continuance shall be set to a specific date coordinated by the subdivider and Commission for a future Commission hearing of the revised plat.
- B. If the plat revision remains unsatisfactory to the Commission for a recommendation of approval, the Commission may recommend denial and forward their recommendation to Council.
- C. A Preliminary Plat may not be continued from more than sixty (60) days after the Commission's first hearing on the Plat.

Preliminary Subdivision Plat Review and Actions by Planning Commission:

5. The Commission may recommend denial if it finds that the plat does not comply with these regulations, the intent and purpose of the General Plan, zoning or other applicable codes.
6. Recommendations for approval or denial by the Commission shall be forwarded to the Town Council for action at the next available regular meeting. A copy of the project report and draft or approved minutes setting out action of the Commission shall be filed with the Town Clerk and be transmitted to the Council , to the subdivider and/or owner and to department or agencies as necessary.

Preliminary Plat Submittal Requirements:

- 1. Title**
- 2. Topography**
- 3. Existing Drainage and Natural Resources**
- 4. Existing Streets, Easements and Improvements**
- 5. Proposed Streets and Easements**
- 6. Adjacent Lands**
- 7. Lot Layout**
- 8. Public Land Use**
- 9. Zoning**
- 10. Utility Resources**
- 11. Sewage Disposal**