



*Support your local merchants*

**AGENDA  
TOWN OF CAMP VERDE  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S. MAIN STREET, SUITE 106  
WEDNESDAY, APRIL 1, 2020 at 6:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**
2. **Roll Call.** Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German.
3. **Pledge of Allegiance**
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 Council requests.
  - a) **Approval of the Minutes:**
    - 1) Regular Session – March 18, 2020 Page 5
    - 2) Work Session – March 20, 2020 Page 11
  - b) **Set Next Meeting, Date and Time:**
    - 1) Tuesday, April 7, 2020 at 5:30 p.m. – Budget Work Session
    - 2) Wednesday, April 8, 2020 – Budget Work Session
    - 3) Wednesday, April 15, 2020 – Regular Session
5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS §38-431.01(H))
6. **Special Announcements and Presentations**

- **Proclamation declaring the week of April 14-20 as National Public Safety Telecommunications Week.** Page 15
- **The Future of Yavapai College – Providing Economic Strength and Support for Yavapai County Communities** Page 16

7. **Possible approval of request of the Mayor and Common Council of the Town of Camp Verde, Arizona for the renewal of an approved Use Permit, per Resolution 2006-697, with no time limit for Trails End RV Park, submitted by David Mann, Owner. The Project is located at 983 W Finnie Flat Road, on two (2) parcels, APN 404-28-082A and 404-28-082B, in Camp Verde, Yavapai County, Arizona. Staff Resource Melinda Lee** Page 23
8. **Discussion, consideration and possible approval of Resolution 2020-1040, a Resolution of the Mayor and common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Final Site Plan submitted by Michele Evans, Abide Maternity Home, for a parcel zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel at 2480 N Arena Del Loma, APN 403-19-137, in Camp Verde, Yavapai County, Arizona. Staff Resource Melinda Lee** Page 31
9. **Discussion, consideration and possible approval of Resolution 2020-1041, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving Final Plat 2019-0301 for the purpose of developing a 28-lot Small Home Community on approximately 2.7- acres, zoned R2-PAD (Residential: Duplex and other Multi Family Uses, Planned Area Development) located at Fain and Nichols Streets, APN 404-23-013D, in Camp Verde, Yavapai County, Arizona. Staff Resource Melinda Lee** Page 45
10. **Discussion, consideration and possible approval of Resolution 2020-1042, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving an application for a final site plan submitted by Dave Meier, Owner, for property zoned R2-PAD (Residential: Duplex and other Multi Family Uses, Planned Area Development), to develop a 28-Lot small home community known as “Wee Hollow Subdivision”, the proposed project is approximately 2.70 acres and is located at Fain and Nichols Streets, APN 404-23-013D, in Camp Verde, Yavapai County, Arizona. Staff Resource Melinda Lee** Page 55
11. **2020 Legislative Update** – Staff Resource Russ Martin
12. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to A.R.S. §38-431.01(H))

- 13. Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Phillip England Center for the Performing Arts Foundation. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.
- 14. Manager/Staff Report** Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.
- 15. Adjournment**

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on 03-12-2020 at 3:00 p.m.

Cindy Pemberton

Cindy Pemberton, Town Clerk

*Note: Pursuant to A.R.S. §38-431.03. (A)(1); (A)(2) and (A)(3), the Council may hold an 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.*

*Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. 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 at 928-554-0021*

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**DRAFT MINUTES**  
**TOWN OF CAMP VERDE**  
**REGULAR SESSION**  
**MAYOR AND COUNCIL**  
**473 S MAIN STREET, SUITE 106**  
**WEDNESDAY, MARCH 18, 2020 at 6:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

**1. Call to Order**

Mayor German called the meeting to order at 6:30 p.m.

**2. Roll Call**

Mayor Charles German, Vice Mayor Dee Jenkins, Councilor Bill LeBeau, Councilor Robin Whatley, Councilor Jesse Murdock, Councilor Joe Butner and Councilor Buck Buchanan (via telephone) are present.

**Also Present**

Town Manager Russ Martin, Economic Development Director Steve Ayers, Town Clerk Cindy Pemberton and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Mayor German led the Pledge.

Mayor German wanted to include an emergency agenda item that has been duly noticed and in accordance with our policies.

**Discussion and consideration of the town of CV proclamation of local emergency.** Town Manager Russ Martin wanted to let Council know the start of some restrictions and limitations for Town Offices. They will continue to maintain hours as is but the doors will be locked. Any public that needs assistance will call a phone number that is listed on a sign, then they will get the appropriate person to help them. Public could also try using the email to get questions answered. This will be in effect Monday, March 23, 2020 through April 6<sup>th</sup>. Town employees in the field will be business as usual. Staff can work from home or rotate shifts. Staff will be using the sick bank to cover fulltime and part time people. No cash payments will be accepted for sewer bills, the public is encouraged to write checks. No dog licenses or fingerprints will be done during this time and the gym will be closed as well. Council may be doing meetings from home, staff is still looking into how to set that up. The Pecan and Wine Festival has been canceled.

Councilor Murdock stated the schools are implementing online schooling and starting next week, food service will be providing breakfast and lunches.

**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 Council requests.

**a) Approval of the Minutes:**

1. Regular Session – March 4, 2020

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

1. Friday, March 20, 2020 at 9:00 a.m. – Work Session
2. Wednesday, March 25, 2020 at 5:30 p.m. – Work Session
3. Wednesday, April 1, 2020 at 6:30 p.m. – Regular Session
4. Tuesday, April 7<sup>th</sup>, 2020 at 5:30 p.m. – Work Session

**c) Authorization for the Economic Development Department to apply for a USDA Rural Business Development Grant to fund a Verde Grows agricultural feasibility, branding and promotion program. (Staff Resource: Steve Ayers)**

Vice Mayor Jenkins asked to pull Item 4c for additional questions. She would like examples of businesses this grant will help. Mr. Ayers stated Hauser Farms, the Tomatoes place, and Farmers Market including grass feed beef places in Camp Verde to name a few. They are teaming up with surrounding towns for this grant but it will be ran through Camp Verde. By branding statewide, this will bring awareness of the agriculture that is in the Verde Valley. There is money in the budget to help launch program. **Motion** made by Vice Mayor Jenkins to approve the consent agenda as presented. Second was made by Councilor LeBeau. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Whatley, Murdock, LeBeau, Butner and Buchanan approving.

5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.) Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS §38-431.01(H))**

No public comments.

6. **Special Announcements and presentations**

- **Proclamation declaring Saturday April 11, 2020 as Camp Verde’s Arbor/Earth Day Celebration 2020**

Vice Mayor Jenkins read the proclamation and declared it so.

- **Proclamation Declaring March 23rd to March 28th to be “Stand with Me, Be Drug Free Week.**

Councilor Butner read the proclamation and declared it so.

- **Proclamation Declaring March 29th, 2020 as National Vietnam War Veterans Day**

Mayor German read the proclamation and declared it so. Town Manager Russ Martin stated Camp Verde will be hosting the wall, if you are interested in participating let him know.

• **Presentation and Invitation to visit the Smithsonian Exhibit, Voices and Votes: Democracy in America.**

Library Director Kathy Hellman has to rescind the offer of invitation to visit this exhibit until January 2021 due to it being delayed. This is a highly interactive exhibit and wants to continue some of the programs that goes along with it. Support for Museum on Main Street has been provided by the United States Congress.

• **Employee Recognition**

Councilor Whatley presented Deputy Dillon Murphy with a lifesaving award.

Councilor Murdock presented Deputy Jeff Bowers with a lifesaving award.

Councilor Butner presented Sgt Steve McClure with a lifesaving award.

Councilor LeBeau presented Deputy Ty Wantland an award for delivering a baby.

Mayor German read the acknowledgement of K9 Claymore retiring from the force.

7. **Discussion, consideration and possible approval of repairs to the Town Pool in the approximate amount of \$15,000. (Staff Resource Ron Long)**

Town Manager Russ Martin stated staff has consistently looked to repair a number of these items in the past. The undersized filter system originally purchased continues to effect outages. These items would be replaced before opening day of the pool, to save on days of disruption. Last year the Pool Staff, Maintenance Staff, and Customers were impacted by the pool being closed for several days due to chemical issues. The items to be purchased are as follows:

- 1) Chlorinator Solenoid changes/recalibration - \$4,000
- 2) Multi-cyclone Filter - \$5,227.17
- 3) Electronic Water Level Control - \$4,692.25

**Motion** made by Councilor Butner to approve an amendment to the Town's Budget taking from the Reserve Account and transferring to the CIP Fund in the amount of \$15,000 for the pool repairs. Second was made by Vice Mayor Jenkins. **Motion** carried unanimously with Mayor German, Vice Mayor Jenkins, Councilors Whatley, Murdock, LeBeau, Butner and Buchanan approving.

8. **2020 Legislative Update – Staff Resource Russ Martin**

Town Manager Russ Martin reviewed the legislative updates. If council members would like to discuss these updates individually, please let him know.

9. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**

No public comments.

10. **Council Informational Reports.** *These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.*

Councilor Butner stated he read to a 4<sup>th</sup> grade class.

Councilor Whatley stated people in long lines at Basha's are kind and courteous.

Councilor LeBeau commended Marshall and the Manager for keeping on top of things that are going on.

Councilor Murdock participated in Read Across America. If anyone needs resources from the school please contact your site principal.

Mayor German has food bank concerns and is working on networking with other food banks. Give Jeremy a call if you have questions. Meals on Wheels needs more drivers.

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

Town Manager Russ Martin:

- Reported additional support for food banks and senior meals just passed through legislature.
- The Meeting with the Fire District is still planned for Friday at the library. If you cannot attend please let Mr. Martin know.
- Vice Mayor Jenkins asked if there is a way to put something on the website to see all available for resources and what they provide.

12. **Adjournment**

Mayor German adjourned the meeting at 7:33 p.m.

\_\_\_\_\_  
Mayor Charles German

\_\_\_\_\_  
Attest: Town Clerk Cindy Pemberton

### **CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on March 18, 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.



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Cindy Pemberton, Town Clerk

DRAFT

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**DRAFT MINUTES  
TOWN OF CAMP VERDE  
WORK SESSION  
MAYOR AND COUNCIL  
130 BLACK BRIDGE ROAD, CAMP VERDE, AZ 86322  
FRIDAY, MARCH 20, 2020 AT 9:00 A.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

**1. Call to Order**

Mayor German called the meeting to order at 9:00 a.m.

**2. Roll Call.**

Mayor Charles German, Vice Mayor Dee Jenkins and Councilor Robin Whatley are present. Councilor Joe Butner is attending telephonically. Councilors Bill LeBeau, Jessie Murdock and Buck Buchanan are absent.

**Also Present:** Town Manager Russ Martin, Economic Development Director Steve Ayers, Deputy Town Clerk Virginia Jones, Council Candidate Cris McPhail, and Recording Secretary Susan Ayers.

**Present from Copper Canyon Fire & Medical:** Fire Chief Terry Keller, Administrative Manager Robin Cook and Board Members Brandi Bateman, Steve Darby, Justin Largent, and Linda Welsch.

**3. Pledge of Allegiance**

Mayor German led the Pledge.

**4. Multi-Agency Discussion and Update from the Copper Canyon Fire District Associated with Emergency Fire Services within Jurisdictional Boundaries.**

Fire Chief Terry Keller expressed sadness that these are such strange & extraordinary times (regarding COVID-19), and thanked the Camp Verde Library and the Town for hosting the meeting and to the Library for disinfecting the room and providing ample space to have some distancing from one another.

Chief Keller addressed the importance of having continuity between the town boundaries and the district boundaries. He addressed the importance of annexing those areas that are presently not within the town boundaries into the district, and ideas as to how annexations into fire districts can occur.

Chief Keller proposed that there is an opportunity for the Town to put forth a resolution that would claim Copper Canyon Fire and Medical as its designated fire service agency; and therefore everything within the designated town boundaries that is not currently within the district would then, essentially by fiat, become part of the Copper Canyon Fire District. Excluded would be an area out by Coury Drive that is already part of the Verde Valley Fire District.

The history of the district was discussed, along with the growing population and the longer response times for fire and ambulance service to areas such as the Stoneman Lake area, Lower Salt Mine Road, the Middle Verde properties and the Verde Lakes

area. Also discussed was the need for more fire stations, additional trucks, ambulances and staffing.

The issue of fairness in taxation was addressed, an example being if you are not paying taxes and still receiving services. Copper Canyon Fire and Medical goes when they are needed; whether someone is in the district or not. An advantage of annexation as well; if you are not in the district and need an ambulance/fire services, you would be responsible for whatever your insurance did not pay.

Mayor German had questions regarding agricultural land and whether there would be a difference in taxation between empty land and land with structures. He also had questions about Verde Connect and the possibility of future water sources if that were to happen. He agrees that it is advantageous to plan ahead.

CCFD Administration Manager Robin Cook stated that any annexations for the year 2020 would need to be done by November of this year.

Town Manager Russ Martin brought up the need to address the issue of taxation vs. benefit and the need for a level of understanding regarding insurance decrease offsetting tax increase.

Councilor Dee Jenkins asked If council could get information regarding the average cost of fire service and/or ambulance service if they have to respond to homes that are not in the fire district. That information could then be relayed to the citizens.

Economic Development Director Steve Ayers stated that tax increase for agricultural land would be minimal. He stated the vast majority of citizens in the town of Camp Verde are paying for services which are on standby for those that live outside of the district which is not fair, and that they should be divided up among everyone.

CCFD Board Member Linda Welsch stated that continuity between the Fire District and the Town would be very beneficial, because that way everyone pays their fair share.

Mayor German opines that continuity would be beneficial to the whole town of Camp Verde.

It is decided that Town Manager Russ Martin and Fire Chief Terry Keller will work on presentation to the Camp Verde Town Council at a later date.

## 5. Adjournment

The meeting was adjourned at 10:03

\_\_\_\_\_  
Mayor Charles German

\_\_\_\_\_  
Attest: Town Clerk Cindy Pemberton

## **CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona, held on March 20, 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Cindy Pemberton, Town Clerk

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# Proclamation

In recognition of



## “National Public Safety Telecommunications Week”

**Whereas,** Camp Verde Marshal's Office Communication Center plays a vital role in the protection of human life and property in our communities; and

**Whereas,** Camp Verde Marshal's Office Communication Center has been successfully serving the public safety communication needs of the communities of Camp Verde, Clarkdale, Jerome and the Yavapai Apache Nation ; and

**Whereas,** while enduring long hours, abnormal schedules, and handling frequent life and death emergencies, Camp Verde Marshal's Office Telecommunicators set high standards in performing their duties in a dedicated, diligent, and compassionate manner; and

**Whereas,** Camp Verde Marshal's Office Telecommunicator provide a critical communication link between the residents and Law Enforcement; and

**Whereas,** these individuals efficiently coordinate emergency services to ensure the health and safety of our residents, visitors, and travelers in our communities, 24-hours a day, seven days a week; and

**Whereas,** our Public Safety Communications personnel serve the public daily in countless ways without due recognition by the beneficiaries of their services.

**Now Therefore,** I, Charles German, Mayor of the Town of Camp Verde, in the County of Yavapai, and State of Arizona, do hereby declare the week of April 14 - 20 as

## “National Public Safety Telecommunications Week”

in the Town of Camp Verde and commends the devotion, contributions, and services of the Camp Verde Marshal's Office Telecommunicators.

**In witness whereof,** I have hereunto set my hand and caused the Seal of the Town of Camp Verde to be affixed this 3<sup>rd</sup> day of April, A.D., Two thousand and Twenty.

Attest:

\_\_\_\_\_  
Charles German, Mayor  
Council Regular Session


\_\_\_\_\_  
Cindy Pemberton, Town Clerk

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## The Future of Yavapai College

Providing Economic Strength and Support  
for Yavapai County Communities




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## Lead the Nation in Disruptive Technologies

- Strengthening our Pedagogy
  - Expanding Current Programming i.e. 3d Printing (Construction Science Technology)
  - Introducing New Programs i.e. Fermentation
- Providing Students with No-Cost Options
  - Open Educational Resources
  - Arizona Promise Program (S1661)
  - Cost Calculator
  - Providing the opportunity for Community Colleges to Offer 4-year degrees HB2790


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## Zero Textbook Costs:



**OPEN EDUCATIONAL RESOURCES**




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### What is OER?

OER are teaching, learning, and research resources that reside in the public domain or have been released under an intellectual property license that permits their free use and re-purposing by others.

Open educational resources include full courses, course materials, modules, textbooks, streaming videos, tests, software, and any other tools, materials, or techniques used to support access to knowledge.

\*The Open Education Foundation



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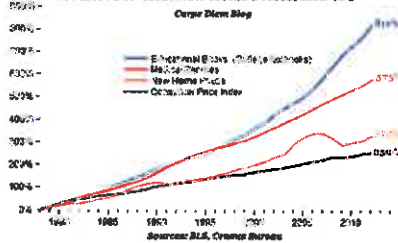
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Percent Change Since 1976 for Educational Books, Medical Services, New Home Prices, and CPI



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### Book Costs are Significant to Total Cost of College Attendance

Yavapai College's recommended budget for textbooks and course materials

**\$1,600**

(Annual base tuition is \$2,360)

<https://trends.collegeboard.com/college-pricing/tables/average-estimated-undergraduate-tuition-budget-2017-18>  
<http://www.collegeboard.com/college-pricing/tables/yavapai-college-prices/>



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### College Cost Comparison Tool

Compare the cost of attending college at different institutions. The tool allows users to select a state and a college, then view a comparison of costs including tuition, fees, and books. The interface includes a search bar, a list of colleges, and a table of costs. The YC logo and the text 'Your College' are visible in the bottom left corner.

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### Textbook Costs & Student Success

There is a direct relationship between textbook costs and student success.

- 62% do not purchase textbooks at all due to their cost
- 62% take fewer courses due to textbook cost
- 31% choose not to register for a course due to textbook cost
- 20% regularly go without textbooks due to cost
- 16% have dropped a course due to textbook cost
- 15% have withdrawn from a course due to textbook cost

Source: 2018 student survey by Florida Virtual Campus

The YC logo and the text 'Your College' are visible in the bottom left corner.

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### Strategic Enrollment Management (SEM)

The YC logo and the text 'Your College' are visible in the bottom left corner.

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### SEM Goals

1. Increase Hispanic student enrollment
2. Increase enrollment of stopped out students with some college, no degree
3. Help to remove potential barriers for students
4. Develop robust enrollment management plan




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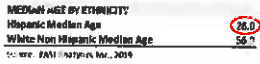
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### Hispanic Enrollment

- Fastest growing
- Younger
- Lower educational attainment on average




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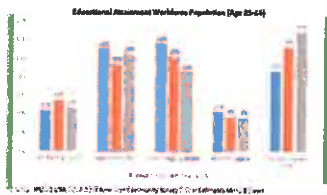
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### Some College, No Degree

- Educational Attainment
  - >75,000 working-aged county residents need a certificate or degree




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### Removing Barriers Adding Support

- Students are now immediately assigned a team of support
  - ➔ Admission Advisor
  - ➔ Financial Aid Advisor
  - ➔ Enrollment Advisor
  - ➔ Retention Advisor




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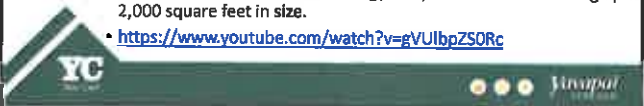
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### 3D Printing

- Construction 3D Printing refers to various technologies that use 3D Printing as a core method to fabricate construction components
- The machines use material mixture consisting of many different composites such as concrete, geopolymer and fibers
- Although prices vary, a **3D printed house** costs significantly less money than having one built using more traditional construction methods
- In 2018, a company built the first permitted **3D-printed house** in the US in Austin, Texas. The technology can print homes measuring up to 2,000 square feet in size.
- <https://www.youtube.com/watch?v=gVUIbpZS0Rc>




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### 3D Printing

- Yavapai College is still in the process of curriculum development. We are anticipating a completion of the curriculum enhancements to be ready for fall 2020 cohorts in the newly expanded Construction Science program.




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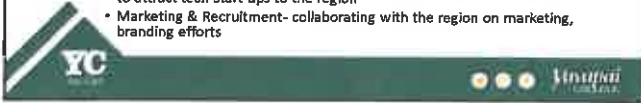
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### Regional Economic Development

- Build a 30,000 square foot building within the county & not on our campus to provide economic support to the communities in the county around 4-specific areas
  - Economic Development-strengthening community engagement efforts, strengthening public-private partnerships, enhancing regional collaboration, and supporting efforts to expand e-connectivity
  - Workforce Development & Job Creation-increasing career services, developing comprehensive workforce programs, increasing professional development offerings
  - Business Development-expanding SBDC, spearheading technology innovation to attract tech start ups to the region
  - Marketing & Recruitment- collaborating with the region on marketing, branding efforts




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### Regional Economic Center Services

- Technology/Cybersecurity-partnership with Embry-Riddle Aeronautical
- Business Incubator-to support existing businesses
- Business Accelerator-to help develop new businesses
- Corporate College-to provide on-going, real-time training and industry support to the business community
- Virtual Office Support-provide administrative support to small businesses
- One Stop Shop for regional economic issues for the county




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### Regional Economic Development Center

- Federal Funds (SBA, USDA, Dept. of Education, Dept. of Labor)
- State Support (Governor's Office, Arizona Commerce Authority)
- Local Support-County & City Governments
- Yavapai College




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**Agenda Item Submission Form**

**Meeting Date:** April 1, 2020

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

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Melinda Lee, Community Development Director

**Agenda Title (be exact):** A request of the Mayor and Common Council of the Town of Camp Verde, Arizona, for the renewal of an approved Use Permit, per Resolution No. 2006-697, with no time limit, for Trails End RV Park, submitted by David Mann, owner. The project is located at 983 W. Finnie Flat Road, on two parcels, APN 404-28-082A and 404-28-082B, in Camp Verde, Yavapai County, Arizona.

**List Attached Documents:**

1. Vicinity, Land Use, and Zoning Map
2. Resolution No. 2006-697
  - a. Resolution No. PZ 99-03 included

**Estimated Presentation Time:** 5 minutes

**Estimated Discussion Time:** 5 minutes

**Reviews Completed by:**

- Community Development Director
- Comments:** None

**Instructions to the Clerk:** None.

**Background Information:**

This request is a follow up action to renew an approved Use Permit for Trails End RV Park.

The original Use Permit approval was received 1999 under Resolution No. PZ 99-03. In 2006, the follow up request to extend the use was approved, based on the completion of requirements under the original resolution. Resolution No. 2006-697 included a 10-year period of approval. The property owner, David Mann, has recently realized that the Use Permit time period had expired and requested assistance on gaining approval to renew again.

Staff research has indicated that the terms of the Use Permit under Resolution 2006-697 have not changed, and the property owner is not requesting any changes. The RV Park has operated since 1999 without any known issues.

**Staff Recommendation:**

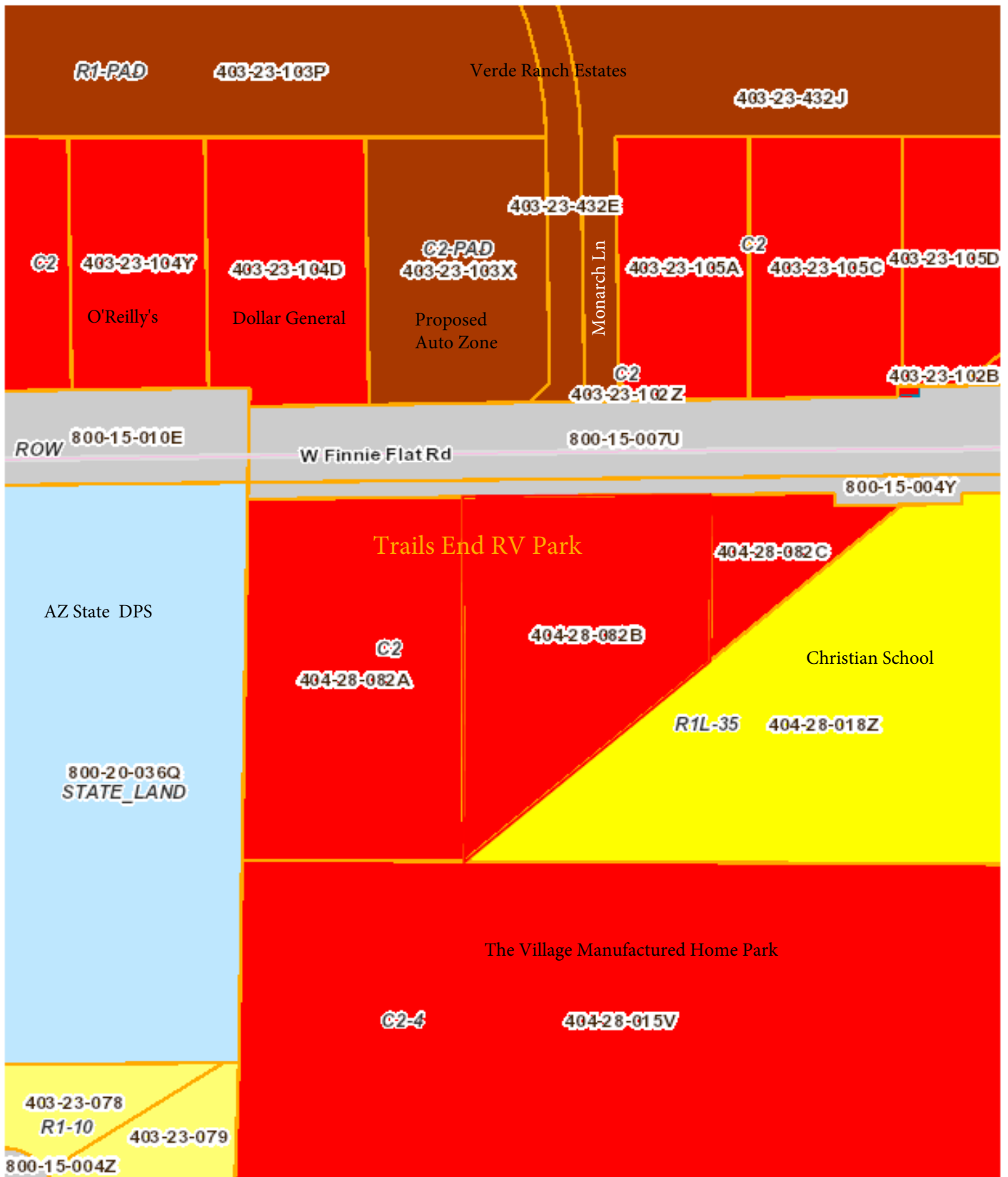
Due to the circumstances of the park's operation, staff is recommending approval of the renewal of the Use Permit under Resolution No. 2006-697, with no time limit. Use Permits have received approvals without time limits since approximately 2010, recognizing that it is crucial to provide investment stability of approvals for the property owners. Periodic review of most Use Permits are not needed, since abatement of any potential nuisance issues from the property may be handled through the enforcement of existing Town Codes.

**Recommended Action (Motion):**

**A MOTION TO APPROVE (OR DENY) A REQUEST TO RENEW AN APPROVED USE PERMIT, PER RESOLUTION NO. 2006-697, SUBMITTED BY DAVID MANN, TRAILS END RV PARK, FOR AN EXISTING RV PARK, WITH NO TIME LIMIT. THE SITE IS ZONED C2 AND IS LOCATED AT 983 W. FINNIE FLAT ROAD. IT IS COMPRISED OF APPROXIMATELY 3 ACRES, OVER TWO PARCELS, APN 404-28-082A AND 404-28-082B, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**



Trails End Use Permit Renewal  
Vicinity, Land Use & Zoning Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.



## **RESOLUTION 2006-697**

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE RENEWAL OF USE PERMIT 2006-01 FOR A 10 YEAR PERIOD TO 2016. THIS RV PARK CONTAINS 44 SPACES AND A LAUNDRY AND OFFICE BUILDING ON PARCELS 404-28-018L AND 404-28-018Y CONSISTING OF APPROXIMATELY 3.08 ACRES ZONED C2. THE LOCATION OF THE RV PARK IS 4500 EAST FINNIE FLAT ROAD.**

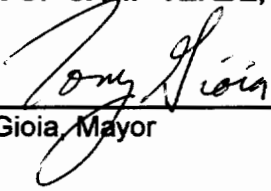
The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 2006-01 was filed by Andy Ayres and Young Ho Kim, agents for Kimstock LLC, owners of tax parcels 404-28-018L and 404-28-018Y for the renewal of a use permit for a period of 10 years and the elimination of the conditions placed on the operation of the park.
  - B. The request was reviewed by the Planning and Zoning Commission on July 6, 2006 in a public hearing that was advertised and posted according to state law.
  - C. A neighborhood meeting was held by the applicant as required by ARS 9-462.03A on June 23, 2006 concerning their application.
  - D. The purpose of the Use Permit is to allow for the operation of a RV Park with 44 spaces. Site Map attached as Exhibit A
  - E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2006-01 for the purpose of operating the Trail's End RV Park for a period of 10 years and removing all conditions listed in Resolution PZ 99-03 attached as Exhibit B with the following findings:

1. Stipulations A, B, C and E have been met either before completion of construction, eliminated by transfer of property or constructed at the time of ADOT improvements to Finnie Flat Road.
2. Stipulation D is not required by any other active Use Permit for an RV Park within the Town of Camp Verde.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE  
TOWN OF CAMP VERDE, ARIZONA ON JULY 26, 2006.

  
\_\_\_\_\_  
Tony Gioia, Mayor

Date: 7-27-06

Attest:   
\_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

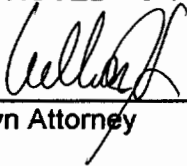
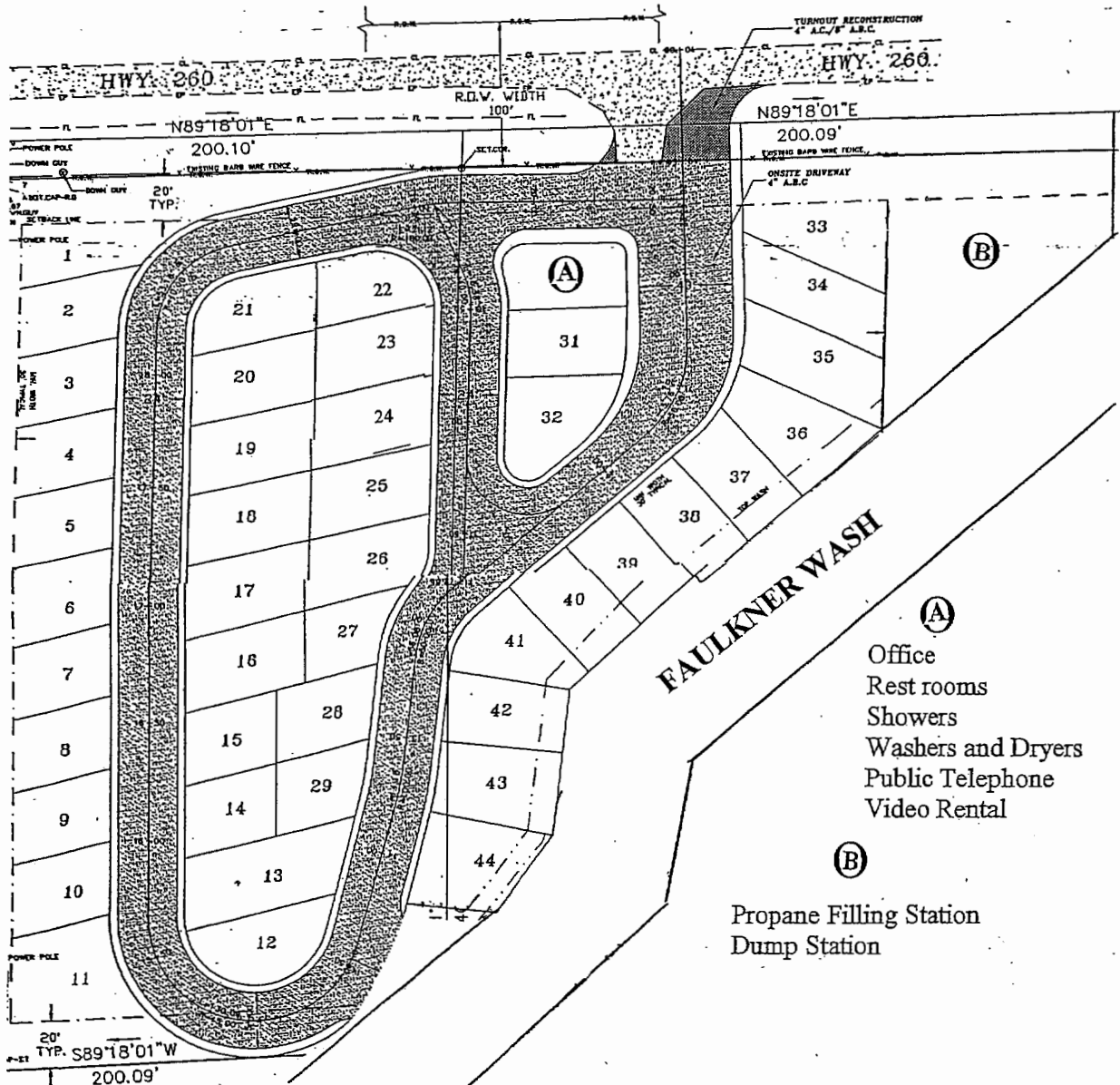
  
\_\_\_\_\_  
Town Attorney

EXHIBIT A  
USE PERMIT 2006-01  
SITE MAP

# MAP OF THE PARK

YOUR SITE NUMBER IS:

- \*\* Check out time is 11:00 AM.
- \*\* Office Hours are 8:00 AM to 5:00 PM.
- \*\* When the office is closed, please call 567-2909 if you need assistant.
- \*\* Please notify office for any stay over.



**EXHIBIT B  
RESOLUTION PZ 99-03**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE,  
ARIZONA APPROVING USE PERMIT 99-04, THAT WILL ALLOW DEVELOPMENT  
OF A RV PARK ON PARCELS 404-28-018L AND 404-28-018N.**

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

- I. The Town Council hereby finds as follows:
  - A. A request for a Use Permit (99-04) was filed by Andy Ayres, agent, for Kimstock LLC, owners, to development a RV park on parcels 404-28-018L and 404-28-018N zoned R1L-35.
  - B. The request was reviewed by the Planning Commission on June 3, 1999, and by the Town Council on June 23, 1999 in public hearings that were advertised and posted according to state law.
  - C. The proposed use permit will not constitute a threat to the health, safety, welfare or convenience of the general public and should be approved.
  - D. Use Permit 99-04 is approved, based upon the following findings:
    1. The use permit will not injure the public health, safety, welfare or convenience of the general public.
- II. The Town Council of the Town of Camp Verde hereby approves Use Permit 99-04 for the purpose of developing a RV park on parcels 404-28-018L and 404-28-018N with the following stipulations:
  - A. The RV Park will not open until the sites are hooked up to the sewer and operational.
  - B. The RV Park will not allow occupancy of the tent sites until the bathrooms are constructed and operational.
  - C. The emergency exit easement will be obtained before the RV Park is opened.
  - ✓ D. A time limit of six (6) months' stay for RVs and a limit of two weeks stay for tents will be established and maintained by the owners of the RV Park.
  - ) E. The Council will hold the option to revisit the turn lane tapering at a future date, if necessary.

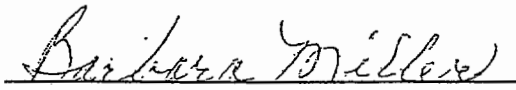
**PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF  
THE TOWN OF CAMP VERDE, ARIZONA ON JUNE 23, 1999.**

PAGE 2

RESOLUTION PZ 99-03

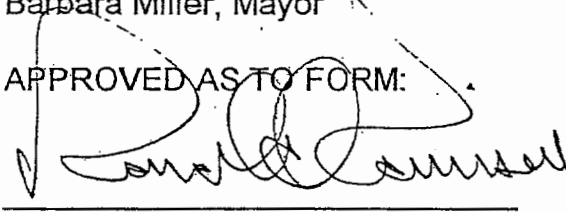
JUNE 23, 1999

WITNESS:

  
\_\_\_\_\_  
Barbara Miller, Mayor

  
\_\_\_\_\_  
Bob Lau, Community Development Director

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ronald Ramsey, Town Attorney





**Agenda Item Submission Form – Section I**

**Meeting Date:** April 1, 2020

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

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Melinda Lee, Community Development Director

**Agenda Title (be exact):** A Resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, for a Final Site Plan submitted by Michele Evans, Abide Maternity Home, for RV spaces on the maternity home property, zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel, located at 2480 N. Arena Del Loma, APN 403-19-137, in Camp Verde, Yavapai County, Arizona.

**List Attached Documents:**

1. Resolution No. 2020-1040
2. Staff Report & Supporting Documents
3. Draft P&Z Minutes from March 5, 2020

**Estimated Presentation Time:** 5 minutes

**Estimated Discussion Time:** 5 minutes

**Reviews Completed by:**

- Town Attorney

**Comments:** None

**Background Information:** Follow up action for an approved RS-PAD, which is required prior to development.

**Recommended Action (Motion):**

**A MOTION TO APPROVE (OR DENY) AN APPLICATION FOR A FINAL SITE PLAN SUBMITTED BY MICHELE EVANS, ABIDE MATERNITY HOME, FOR RV SPACES ON THE MATERNITY HOME PROPERTY, ZONED RS-PAD (RESIDENTIAL AND SERVICES, PLANNED AREA DEVELOPMENT). THE PROPOSED PROJECT IS LOCATED ON A ONE-ACRE PARCEL AT 2480 N. ARENA DEL LOMA, APN 403-19-137, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**

**Instructions to the Clerk:**

- Large copies of the Final Site Plan are provided for reference.
- The Resolution to include original signatures will be forthcoming.



This copy is for Town Council review only; original document forthcoming for signatures.

**RESOLUTION NO. 2020-1040**

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A FINAL SITE PLAN SUBMITTED BY MICHELE EVANS, ABIDE MATERNITY HOME, FOR A PARCEL ZONED RS-PAD (RESIDENTIAL AND SERVICES, PLANNED AREA DEVELOPMENT). THE PROPOSED PROJECT IS A ONE-ACRE PARCEL AT 2480 N ARENA DEL LOMA, APN 403-19-137, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

WHEREAS, the subject property was rezoned to RS-PAD on September 25, 2019, to allow for the development of four (4) recreational vehicle spaces on the Abide maternity home property for their Next Step transitional housing program; and

WHEREAS, the PAD designation requires approval of a Final Site Plan by the Town Council prior to issuing building permits; and

WHEREAS, the Planning and Zoning Commission reviewed the Final Site Plan for Abide Next Step and forwarded a recommendation for approval to the Town Council at their meeting on March 5, 2020; and

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

- A. The Planning & Zoning Commission reviewed this request on March 5, 2020, and recommended approval of the Final Site Plan.
- B. The proposed Final Site Plan will not constitute a threat to the health, safety, welfare or convenience to the public, and should be approved.
- C. The proposed Final Site Plan is in conformation with the Town of Camp Verde General Plan and Planning & Zoning Ordinance, and is hereby approved.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON APRIL 1, 2020.

\_\_\_\_\_  
Charles C. German, Mayor                          Date

Attest:

\_\_\_\_\_  
Cindy Pemberton, Town Clerk                          Date

Approved as to form:  
  
\_\_\_\_\_  
Town Attorney



**Town of Camp Verde: April 1, 2020 Town Council**

**BACKGROUND:**

On September 25, 2019, the applicant received approval of a request for RS-PAD (Residential-Services, Planned Area Development) zoning on the Abide Maternity Home property. This change was adopted with Ordinance No. 2019-A446, which was effective October 25, 2019.

The RS-PAD zoning was to allow the development of four (4) recreational vehicle spaces on the site, for transitional housing for their residents. This program is known as “Abide Next Step” and was tested through a one-year temporary use permit for one (1) RV to gauge the potential effects of this use and success for their program participants. As a condition of the PAD zoning, a Final Site Plan approval is required, which demonstrates how the project will be developed.

**THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:**

- The subject property received approval of a Zoning Map Change to RS-PAD on September 25, 2019, which took effect October 25, 2019, per Ordinance 2019-A446.
- The development plan shows provision for parking for the existing maternity home staff and residents and residents of the proposed RV sites.
- Landscape areas shown as 26.07% on the site plan. Actual dimensions and percentages will be verified during the permit processes.
- The Planning & Zoning Commission agenda was posted in public places on February 27, 2020, by Community Development Staff.
- The Planning Commission reviewed this application at their March 5, 2020, meeting and forwarded a recommendation of approval.

**COMMUNICATIONS FROM AGENCIES/PUBLIC:**

Staff has received no comments from the public regarding this request.

Staff has received the following comments from reviewing agencies:

**Copper Canyon Fire & Medical Association**

**Contact: Ken Krebs, Marshal      Comments Received: February 21, 2020**

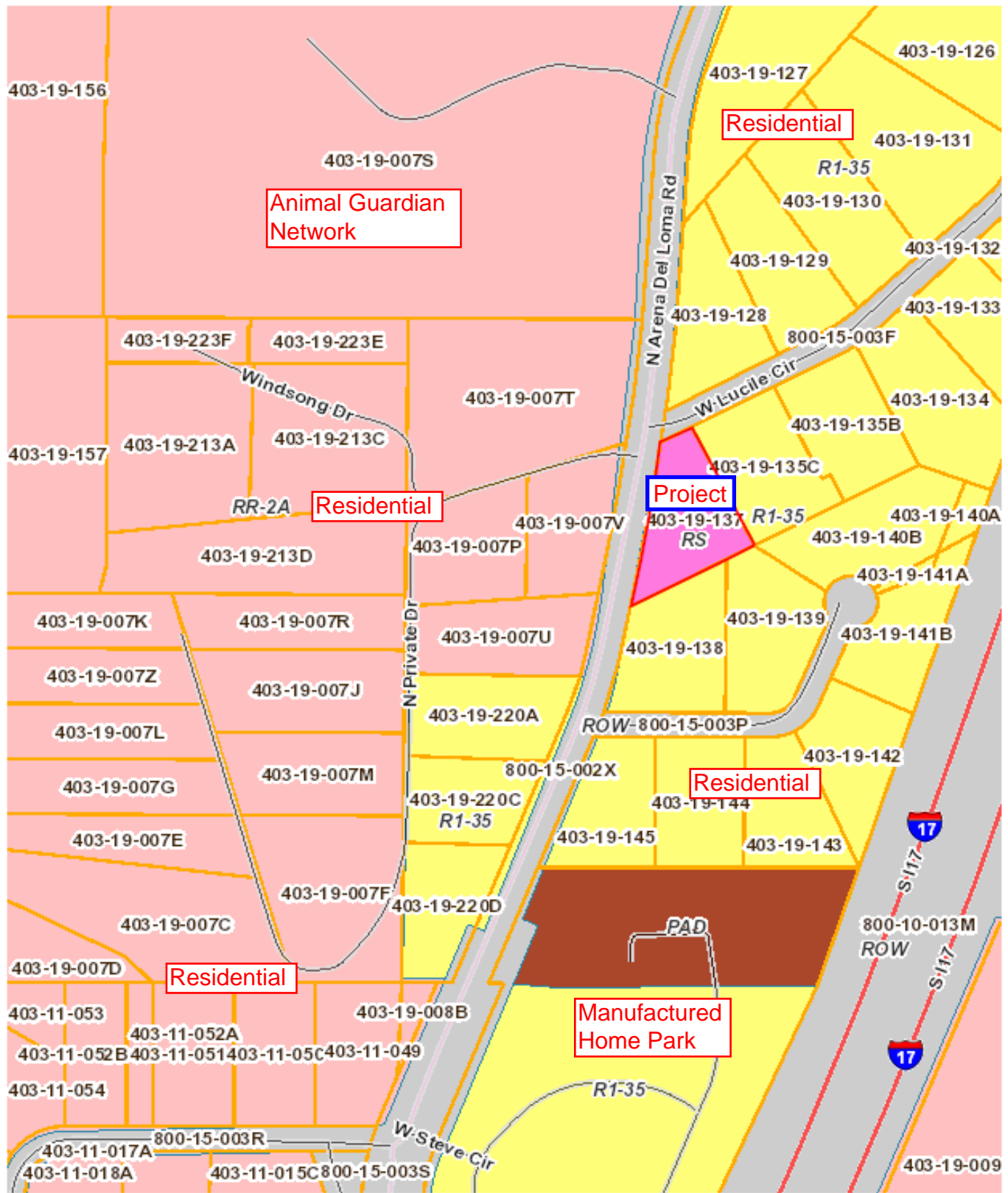
**Town of Camp Verde Public Works**

**Contact: Ron Long, Director      Comments Received: March 12, 2020**

**STAFF RECOMMENDATION:**

Staff recommends approval of the request for a Final Site Plan, for a project in RS-PAD, which would allow the development of four (4) RV spaces.

Abide Next Step  
 PAD Final Site Plan  
 Vicinity, Zoning, and Land Use Map



*Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.*

Map printed on: 8.27.2019

Revised 09/20/19 ml

Application #: 20200043

Fee: 618.00



# Land Use Application Form

**1. Application is made for:**

- |   |                     |                      |
|---|---------------------|----------------------|
| Zoning Map Change                         | Use Permit          | Temporary Use Permit |
| Conceptual Plan Review                    | Preliminary Plat    | Final Plat           |
| <b>PAD Final Site Plan Review</b>         | Variance            | Appeal               |
| Street Abandonment                        | Minor Land Division | Wireless Tower       |
| Administrative Review                     | Lot Line Adjustment | Zoning Verification  |
| Development Standards Review (Commercial) | Other: _____        |                      |

2. Project Name: Abide Next Step

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

Owner Name: <u>Abide Maternity Home</u>	Applicant Name: <u>Michele Evans</u>
Address: <u>Po Box 3758</u>	Address: <u>414 W Azure Place</u>
City: <u>Camp Verde</u> State: <u>AZ</u> Zip: <u>86322</u>	City: <u>Camp Verde</u> State: <u>AZ</u> Zip: <u>86322</u>
Phone: <u>928-202-9402</u>	Phone: <u>928-202-9402</u>
E-mail: <u>Michele@AbideMaternityHome.com</u>	E-Mail: <u>Michele@AbideMaternityHome.com</u>

4. Property Description: Parcel Number 403-19-137 Acres: 1

Address or Location: 2480 N Arena Del Luna

Existing Zoning: RS-PAD Existing Use: Maternity Home

Proposed Zoning: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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

We're seeking Site Plan approval in order to begin construction on four RV pads, retaining wall, etc.

**6. Certification:**

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

Owner: Abide Maternity Home Date: 2-5-20

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

Applicant: Michele Evans Date: 2-5-20

Exhibit "A"

**Lot 13, FREEWAY ACRES, according to the plat of record in the office of the Yavapai County Recorder in Book 17 of Maps, page 61.**

Yavapai County Print Parcel



<b>Parcel ID</b>	403-19-137	<b>Check Digit</b>	1
<b>Owner</b>	Abide Maternity Home Arizona Corporation		
<b>Owner's Mailing Address</b>	PO Box 3758 Camp Verde, AZ 86322-3758		
<b>Secondary Owner</b>			
<b>Recorded Date</b>	7/2/2015 12:00:00 AM		
<b>Last Transfer Doc Docket</b>	N/A	<b>Last Transfer Doc Page</b>	N/A
<b>Physical Address</b>	2480 N Arena Del Loma		
<b>Incorporated Area</b>	Town of Camp Verde		

<b>Assessor Acres</b>	1	<b>Subdivision</b>	Freeway Acres	<b>Subdivision Type</b>	M
<b>School District</b>	Camp Verde Unified SD #28	<b>Fire District</b>	Copper Canyon Fire And Medical	<b>County Zoning Violation</b>	No Zoning Violation

<b>Improvements (2)</b>	<b>Local Zoning</b>
<p><b>Type:</b> Rooming Houses  <b>Floor area:</b> 3404  <b>Constructed:</b> 1976</p> <p><b>Type:</b> Mobile Home Yard Improvements  <b>Floor area:</b> 1  <b>Constructed:</b> 1990</p>	Town Of Camp Verde RS-PAD

**Assessment**  
 Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2020	2019
Assessed Value(ALV)	\$27,101	\$25,810
Limited Value(LPV)	\$180,677	\$172,073
Full Cash(FCV)	\$272,797	\$219,479
Legal Class	Vacant or Other	Vacant or Other
Assessment Ratio	15%	15%
Usage Code	9050 ?	9050 ?

<b>Taxes</b>	
<b>Tax Area Code</b>	2877
<b>2019 Taxes Billed</b>	\$

<b>Recorded Documents &amp; Sales (4)</b>			
Date	Book/Page	Type	Cost
11/15/2016	2016-0057895	Warranty Deed	\$104,150
7/2/2015	2015-0031274	Rerecordings	\$0
10/7/1981	1415-907	Unknown	\$0
10/7/1981	1415-907	Unknown	\$0

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By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

# N. ARENA DEL LOMA RD.

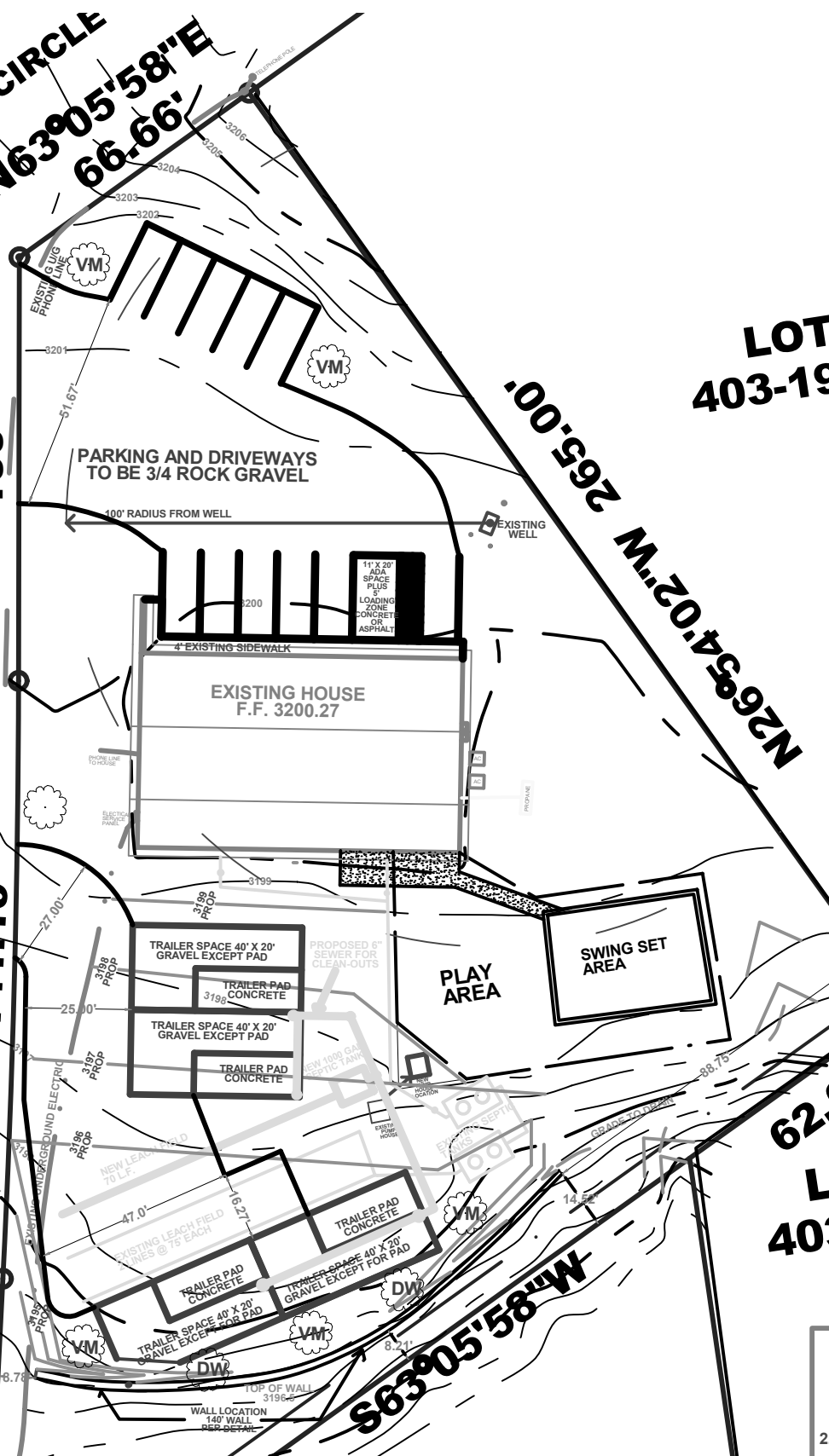
LUCILE CIRCLE  
 N63°05'58"E  
 66.66'

S8°49'50"W  
 100'

D = 2°47'30"  
 R = 2897.79'  
 L = 141.19'

S11°37'20"W  
 91.09'

S11°37'20"W  
 117.94'



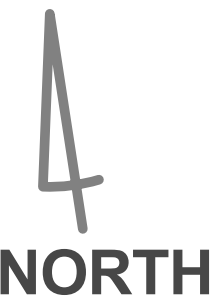
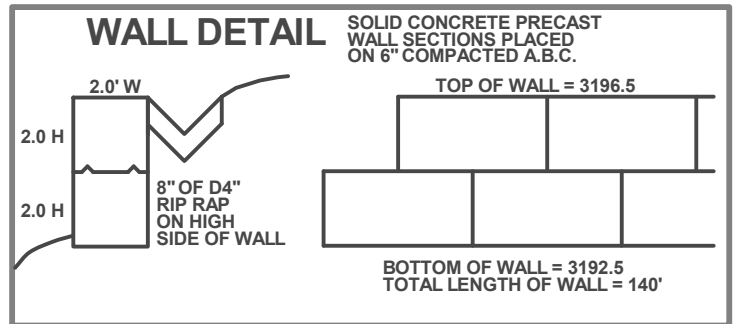
LOT 12  
 403-19-135C

6.0' UTILITY EASEMENT

LOT 16  
 403-19-140B

LOT 15  
 403-19-139

LOT 14  
 403-19-138



**NOTES:**

- 1) ALL DRIVEWAY AND PARING AREAS TO BE 3/4 ROCK GRAVEL.
- 2) TRAILER PARKING PADS TO BE 6" CONCRETE (3,000 PSI)
- 3) ADA SPACE TO BE HARD SURFACED AND MEET ADA SPECS.
- 4) LANDSCAPE PERCENTAGE INCLUDING PARKING GRAVEL IS 26.07%.  
 TOTAL LOT SIZE = 44,142 SF. GRAVEL AREA = 11,510 SF.
- 5) A TOTAL OF 5 VELVET MESQUITE (VM) AND 3 DESERT WILLOWS (DW) TREES TO BE PLANTED AS SHOWN.

## ABIDE MATERNITY HOME

2480 N. ARENA DEL LOMA RD.  
 CAMP VERDE, AZ 86322

## PAD/FINAL SITE PLAN

SCALE: 1" = 20'

DRAWN: MARK T. MILLAR



# Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322  
[www.cc-fma.org](http://www.cc-fma.org) Phone (928) 567-9401

February 21, 2020

Ms. Melinda Lee  
Community Development Director  
473 S. Main St.  
Camp Verde, AZ 86322

Dear Ms. Lee:

A preliminary plan review has been completed for the project listed below.

**Description:** Abide Next Step  
**Address:** 2480 N. Arena Del Loma Camp Verde, Arizona, 86322  
**Reference #:** 20200043  
**APN:** 403-19-137  
**Proposal:** PAD for RV Spaces

Based on the submitted information the following fire code requirements shall be applicable.

1. Section 503: Access. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
  - a. Roadways shall be at least 20 feet wide.
  - b. Grades shall not exceed 6% for gravel, 12% for asphalt blacktop and 15% for concrete surfaces.
  - c. Overhead obstructions shall not be lower than 13 feet 6 inches.
  - d. The angle of approach and angle of departure shall not be greater than 8 degrees. The angle is formed between the ground and the front or rear point of ground contact of the apparatus. This prevents the front bumper or the tailboard from scrapping the ground on sharp angles.
  - e. Turning radii shall be no less than 28 feet inside, 50 outside.
  - f. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
  - g. Bridges or culverts shall be designed to carry the imposed loads, 75,000 lbs. gross vehicle weight, of fire apparatus.
  - h. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions if required by the fire official.

**NOTE: Roadways for emergency access shall be made available through the site during the construction process.**

2. Section 505.1: Address Identification. New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high

with a minimum stroke width of .5 inch. Larger numbers, and/or additional locations may be required by the fire code official to facilitate emergency response. Address numbers shall be maintained.

3. Section 1006.1: Emergency Lighting. Approved emergency lighting shall be provided as required. Provide proper emergency lighting units in the exit paths of travel to include the patio, breezeway and stairways as needed.
4. Section 1103.9 Carbon Monoxide Alarms: Group R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2 of the *International Building Code*, or an enclosed parking garage ventilated in accordance with Section 404 of the *International Mechanical Code* shall not be considered an attached garage.

These comments shall not be meant to exclude any applicable fire code requirements adopted by the Copper Canyon Fire and Medical District or other regulatory agencies. The adopted fire code is based on the 2018 edition of the *International Fire Code* with amendments as adopted by Copper Canyon Fire and Medical District and approved by the Arizona State Fire Marshal.

A final inspection is required. Inspections are available with 48 hours' notice from 7:00 am - 4:00 pm, Monday through Friday, excluding holidays.

If you have any questions concerning these comments please feel free to contact me at (928) 567-9401 or [kkrebbs@ccfmd.az.gov](mailto:kkrebbs@ccfmd.az.gov).

Sincerely,

*Ken Krebbs*

Ken Krebbs  
Fire Marshal



## Melinda Lee

---

**From:** Ron Long  
**Sent:** Thursday, March 12, 2020 10:59 AM  
**To:** Melinda Lee  
**Cc:** Dorie Blair  
**Subject:** RE: Abide Final Site Plan

Melinda,  
I have reviewed the Abide site plan and have no comments.

---

**From:** Melinda Lee <Melinda.Lee@campverde.az.gov>  
**Sent:** Thursday, March 12, 2020 10:41 AM  
**To:** Ron Long <Ron.Long@campverde.az.gov>  
**Subject:** Abide Final Site Plan

Ron~

I have attached a black and white and color version of the site plan for Abide's RV spaces on Arena Del Loma.

I will be working on their staff report next week, it is going to April 1<sup>st</sup> Town Council.

Thank you!

**Melinda Lee**  
**Community Development Director**  
**Town of Camp Verde**  
[melinda.lee@campverde.az.gov](mailto:melinda.lee@campverde.az.gov)  
**(928)554-0053**

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Please consider our environment before printing this email. 

**DRAFT**  
**SPECIAL SESSION**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY, MARCH 5, 2020**  
**6:30 PM**

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

**1. Call to Order**

Chairperson McPhail called the meeting to order at 6:30 p.m.

**2. Roll Call**

Chairperson Cris McPhail, Vice Chairman Steve Vanlandingham, Commissioners Mike Hough, Greg Blue, and Chip Norton were present. Commissioner Jackie Baker was absent and there is one vacancy.

**Also Present**

Community Development Director Melinda Lee, Assistant Planner/Admin Assistant Bobbi Webb, and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Vice Chairman Vanlandingham 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: Removed.**

February 6, 2019 – Special Session

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

April 2, 2020 – Special Session

Chairperson McPhail would like to ~~table~~ the minutes until the next meeting. **Motion** was made by Commissioner Norton to accept the consent agenda as presented without the minutes. Second was made by Vice Chairman Vanlandingham. **Motion** carried unanimously with Chairperson McPhail, Vice Chairman Vanlandingham, Commissioners Blue, Norton, and Hough approving.

**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 comments.

**6. Discussion and possible recommendation on a final Site Plan submitted by Michele Evans, Abide Maternity Home, for RV spaces on the maternity home property, zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel, located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona.**

Community Development Director Melinda Lee stated staff is presenting a final site plan for Abide Maternity Home for four (4) recreational vehicle spaces on the site, for transitional housing for their residents. This program is known as “Abide Next Step” and was tested through a one-year temporary use permit for one (1) RV to gauge the potential effects of this use and success for their program participants. As a condition of the PAD zoning that was approved in September 2019, a Final Site Plan approval is required, which demonstrates how the project will be developed.

Ms. Lee showed pictures of the property. She also pointed out where they plan to place a wall. She stated they are doing a fund raiser to raise money to build a retaining wall to replace the proposed wall for aesthetics and to expand the building pad. Changing the plan from a regular wall to a retaining wall in the same location will not require any amendments to their PAD. The applicant has complied with all of the requirements. Staff supports this project and recommends approval of the final site plan.

**Applicant:**

Don Goffena from Abide Maternity Home was present, for questions.

Commissioner Vanlandingham asked about the area where they plan to place the wall/retaining wall. The ground slopes right there and he wants to make sure it will be stable; are there any plans made to make sure trailers are safe? Don stated they are working on a plan to check what the ground is like. Drainage control is also part of the plan. Everything will be done before the placement of the trailers. They received a donation of quarry stone, which they are considering using in the project.

**Motion** was made by Vice Chairman Vanlandingham to recommend approval of an application for a Final Site Plan as requested by Michele Evans, Abide Maternity Home, property owner, for a one-acre parcel zoned RS-PAD, to develop four (4) RV spaces. The property is located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Hough. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, and Hough approving.

**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.*

Chair McPhail toured the model homes for the Verde Ranch Estates on Finnie Flat Road and they are in the \$110,000 price point; with the cost of the home and the site fee, the monthly payment would be approximately \$1,000. The development will also have month to month rentals that community members could rent at \$1,300 a month. These costs are less than typical rental fees for houses in the area.

**8. Staff Comments**

None.

**9. Adjournment**

**Motion** was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, and Hough approving. Meeting was adjourned at 6:47PM

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Cris McPhail, Chairperson  
Planning & Zoning Commission

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Melinda Lee, Director  
Community Development

**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 during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 5<sup>th</sup> day of March 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5<sup>th</sup> day of March 2020.  
Jennifer Reed  
Jennifer Reed, Recording Secretary

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Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date:** April 1, 2020

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

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Melinda Lee, Community Development Director

**Agenda Title (be exact):** A Resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, for Final Plat 20190301, submitted by David Meier, for the purpose of developing a 28-Lot Small Home Community known as “Wee Hollow Subdivision” on approximately 2.70 acres. The proposed project is zoned R2-PAD (Residential: Duplex & Other Multi-Family Uses, Planned Area Development), located at Fain & Nichols Streets on APN 404-23-013D, in Camp Verde, Yavapai County, Arizona.

**List Attached Documents:**

1. Resolution No. 2020-1041
2. Vicinity, Land Use & Zoning Map
3. Final Plat- (4) Sheets (Full sized set available to view at Community Development).
4. Engineer’s Cost Estimate (Full set of Construction Plans available to view at Community Development).

**Available for Review on Town Website:**

1. Wee Hollow Development Agreement
2. Wee Hollow CC&Rs

(Note: These two documents will also be available at Community Development for review and/or copies, and at the meeting for reference).

**Estimated Presentation Time:** 10 minutes

**Estimated Discussion Time:** 5 minutes

**Reviews Completed by:**

Town Attorney

**Comments:** None

**Background Information:**

David Meier, property owner, began the process of preparing this property for the Wee Hollow Subdivision in 2018, beginning with the abandonment of an unused and overgrown alley that intervened between his two parcels. When that was accomplished, Mr. Meier combined the three parcels into one, currently 404-23-013D, and rezoned them to a single district of R2-PAD (Residential: Duplex & Other Multi-Family Uses, Planned Area Development).

This zoning and PAD designation was chosen to allow the development of a small home community on a single parcel, with platted, individually-owned building pads and common areas that are pedestrian-oriented with pathways, open space, and detached parking areas for most units.

*The Preliminary Plat was processed and approved. The associated documents for Final Plat approval have been received, reviewed by appropriate agencies, and approved for design and content. Attached are documents to support these approvals. Prior to recording the approved Final Plat, Mr. Meier will be required to post a performance bond to cover the costs of off-site and on-site improvements for the subdivision, based on the approved Engineer's Cost Estimate provided.*

*The Final Site Plan for the PAD was taken before the Planning & Zoning Commission on October 3, 2019, and they forwarded a recommendation of approval. The Final Site Plan approval for Town Council will follow this action, to ensure approval of the Final Plat design prior to the Final Site Plan approval.*

***Recommended Action (Motion):***

***A MOTION TO APPROVE (OR DENY) AN APPLICATION FOR A FINAL PLAT SUBMITTED BY DAVID MEIER, TO DEVELOP A 28-LOT SMALL HOME COMMUNITY KNOWN AS "WEE HOLLOW SUBDIVISION" ON APPROXIMATELY 2.70 ACRES. THE PROPOSED PROJECT IS ZONED R2-PAD (RESIDENTIAL: DUPLEX & OTHER MULTI-FAMILY USES, PLANNED AREA DEVELOPMENT), LOCATED AT FAIN & NICHOLS STREETS, APN 404-23-013D, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.***

***Instructions to the Clerk:***

- Large copies of the Final Plat are provided for reference.*
- The Resolution to include original signatures will be forthcoming.*



## **RESOLUTION 2020-1041**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING FINAL PLAT 20190301 FOR THE PURPOSE OF DEVELOPING A 28-LOT SMALL HOME COMMUNITY ON APPROXIMATELY 2.70 ACRES, ZONED R2-PAD (RESIDENTIAL: DUPLEX & OTHER MULTI-FAMILY USES, PLANNED AREA DEVELOPMENT), LOCATED AT FAIN & NICHOLS STREETS, APN 404-23-013D, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**

**WHEREAS**, a request for approval of Final Plat 20190301 was filed by David Meier, owner of parcel 404-23-013D, on September 4, 2019; and,

**WHEREAS**, a Preliminary Plat was heard by the Planning and Zoning Commission on June 13, 2019 and approved by the Mayor and Common Council under Resolution 2019-1026 on June 26, 2019 in public meetings that were posted according to state law; and;

**WHEREAS**, the purpose of the Final Plat is to allow for the development of twenty-eight (28) lots, for a small home subdivision, located on parcel 404-23-013D, on approximately 2.70 acres located at Fain and Nichols Streets; and,

**WHEREAS**, the off-site and on-site improvements have been evaluated and outlined on an engineer's cost estimate, and the applicant will post a performance bond of assurance, prior to final plat recordation, to develop the described infrastructure; and

**WHEREAS**, the engineer's cost estimate and construction plans for improvements have been approved by the Town Engineer; and

**NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE DO HEREBY RESOLVE AS FOLLOWS:**

- A. The proposed Final Plat is in compliance with the currently adopted General Plan and Planning and Zoning Ordinance, and the proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.**
- B. The Mayor and Common Council of the Town of Camp Verde hereby approve Final Plat 20190301 for the purpose of developing the Wee Hollow Subdivision located on parcel 404-23-013D.**

**PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde,  
Yavapai County, Arizona, this 1<sup>st</sup> day of April, 2020.**

\_\_\_\_\_  
Charles C. German, Mayor                      Date

Attest:

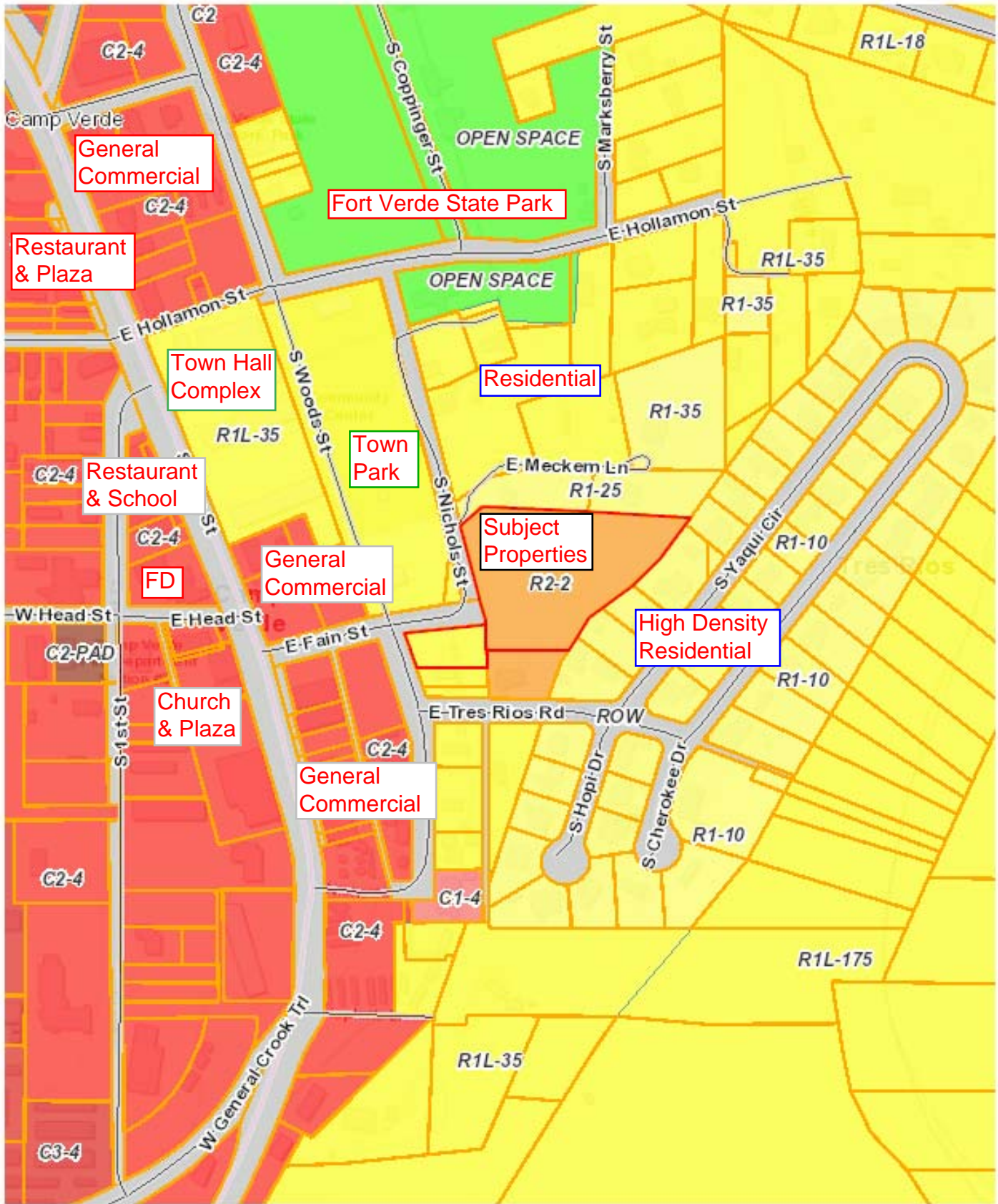
Approved as to form:

\_\_\_\_\_  
Cindy Pemberton, Town Clerk              Date

  
\_\_\_\_\_  
Town Attorney



Wee Hollow Final Plat  
Vicinity, Zoning & Land Use Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

# FINAL PLAT WEE HOLLOW SUBDIVISION

OF THE PROPOSED P.A.D. IN CAMP VERDE  
PARCEL 404-23-013D  
LOCATED IN THE WEST 1/2 OF SECTION 32,  
T14N, R5E, G&SRM,  
YAVAPAI COUNTY, ARIZONA

APN: 404-30-029D  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - ISSUED BY  
YAVAPAI TITLE AGENCY, INC.  
ORDER NO. 09005666-009-VBC YOUR NO.: MMT/ra COMMITMENT DATE: MAY 15, 2019 @ 7:30 AM

## SCHEDULE "B-II" ITEMS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. No plottable description.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. No plottable description.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. No plottable description.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. No plottable description.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims. No plottable description.
7. Taxes and assessments collectible by the County Treasurer not yet due and payable for the following year: 2019 No plottable description.
8. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts. No plottable description.
9. Water Rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B. No plottable description.
10. RESERVATIONS OR EXCEPTIONS in Patents or in Acts authorizing the issuance thereof. No plottable description.
11. Easements and rights incident thereto, as set forth in instrument:  
Recorded in Book: 168 of Deeds  
Page: 403  
Purpose: Electric power transmission lines  
This easement is of "sufficient width" over property owned by Albert S. and Josephine E. Fain in S 32, T14N, R5E. Insufficient description - it is not plottable; not shown hereon.
12. Easement and right of way for Woods - (Verde) - Ditch and rights incident thereto. No plottable easement description was provided; physical ditch location plotted.
13. Easement and right of way for water pipes and/or drain line and power transmission line as granted to Trustees School District No. 28, Camp Verde, Yavapai County, Arizona, by easement dated January 20, 1937, recorded in Book 172 of Deeds, Page 94 and in Book 172 of Deeds, Page 95. This is a blanket easement and is not plottable; not shown hereon. Appears to be over Lot 1.
14. Easements and rights incident thereto, as set forth in instrument:  
Recorded in Book: 180 of Official Records  
Page: 511  
Purpose: Telephone and telegraph lines and poles  
As shown hereon.
15. Easements and rights incident thereto, as set forth in instrument:  
Recorded in Book: 249 of Official Records  
Page: 477  
Purpose: Water lines and utilities  
As shown hereon.
16. Easements and rights incident thereto, as set forth in instrument:  
Recorded in Book: 1022 of Official Records  
Page: 933  
Purpose: Electric lines  
As shown hereon.
17. Easements and rights incident thereto, as set forth in instrument:  
Recorded in Book: 4289 of Official Records  
Page: 195  
Purpose: Sewer lines  
As shown hereon.
18. LIABILITIES AND OBLIGATIONS that may arise by reason of the inclusion of said land within the following named district(s):  
Name Camp Verde Sanitary District
19. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
As shown hereon.

**Southwest Geographic Services**  
P.O. Box 2701 Cottonwood, Az. 86328  
(928) 239-9525

FINAL PLAT	DRAWN BY: M.T.E.	CHECKED BY: F.M.E.	
LOCATION:	SCALE: NOT TO SCALE		
485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	DATE: MARCH 18, 2020		
	JOB No.: 2017-138	SHEET: 1 of 4	



## CERTIFICATE OF ASSURED OR ADEQUATE WATER SUPPLY

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY WAS RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PURSUANT TO A.R.S. 45-108) STATING THAT THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION ON OCTOBER 6, 2016.

DATE \_\_\_\_\_ COMMUNITY DEVELOPMENT, DIRECTOR \_\_\_\_\_

## ASSURANCE

BEFORE RECORDATION OF THIS PLAT, SATISFACTORY ASSURANCE IN THE FORM OF AN ESCROW ACCOUNT FROM THE OWNER HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION. UTILITY SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY COMPANY.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN CLERK

## OWNER/DEVELOPER

DAVID MEIER  
1165 SOMMERS LANE, #7  
SEDONA, AZ 86336  
PHONE 928-853-5009

## SURVEYOR

MARTIN T. ETCHEVERRY  
P.O. BOX 2701  
COTTONWOOD, ARIZONA 86326  
PHONE (928) 239-9525  
R.L.S. 33873

## ENGINEER

LUKE SEPTON, P.E., CFM  
SEPTON ENGINEERING CONSULTANTS  
40 STUTZ BEARCAT DRIVE  
SEDONA, AZ 86336  
PHONE 928-202-3999  
P.E. 37322

APN: 404-23-050A & 404-23-013A  
FIRST AMERICAN TITLE COMMITMENT FOR TITLE INSURANCE - ISSUED BY  
YAVAPAI TITLE AGENCY, INC.  
ORDER NO. 09004941-009 EFFECTIVE DATE: 12/31/2018 @ 7:30 AM AMENDMENT  
DATE: 1/17/2019

## SCHEDULE "B-II" ITEMS

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. No plottable description.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. No plottable description.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. No plottable description.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. No plottable description.
5. (a) Unpatented mining claims; (b) reservations or exception in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) are shown by the Public Records. No plottable description.
6. Taxes and assessments collectible by the County Treasurer not yet due and payable for the following year: 2019 No plottable description.
7. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts. No plottable description.
8. Easements as shown on the plat recorded in Book 2 of Maps, page 62. Plotted hereon.
9. Liabilities and obligations imposed upon said land by reason of its inclusion within the following named District: Name : Camp Verde Sanitary District No plottable description.
10. Agreement according to the terms and conditions contained therein:  
Purpose : To Waive Claim for Diminution in Value  
Dated : November 28, 2018  
Recorded : December 31, 2018  
Instrument No. : 2018-0066438  
No plottable description.
11. Any private rights or easements on, under and across those portions of said land lying within the road, street or alley abandoned by Resolution or Ordinance:  
Recorded : January 15, 2019  
Instrument No. : 2019-0002031  
Abandonment area plotted hereon.

## APPROVALS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE CAMP VERDE SUBDIVISION REGULATIONS, AND TO ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

I, \_\_\_\_\_, TOWN CLERK OF THE TOWN OF CAMP VERDE, HEREBY CERTIFY THAT SAID TOWN COUNCIL APPROVED THE WITHIN PLAT ON THE \_\_\_\_\_ OF \_\_\_\_\_ BY RESOLUTION \_\_\_\_\_ AND ACCEPTED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

TOWN CLERK: \_\_\_\_\_ DATE \_\_\_\_\_

**COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THIS SUBDIVISION ARE RECORDED IN  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OFFICIAL RECORDS  
OF YAVAPAI COUNTY RECORDERS OFFICE.**

## REFERENCE BENCHMARK

REFERENCE MARK: BLM BRASS CAP - ELEVATION 3076.30'  
LOCATED AT THE SOUTH EAST CORNER OF SECTION 31,  
TOWNSHIP 14 NORTH, RANGE 5 EAST, G&SRB&M, YAVAPAI  
COUNTY, ARIZONA.

## SURVEYOR'S CERTIFICATE

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

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF THE PUBLIC RECORD ON THIS THE 7TH DAY OF AUGUST, 2019.

*Martin T. Etcheverry*  
MARTIN T. ETCHEVERRY, R.L.S.

## THIS PLAT



## VICINITY MAP SECTION 32

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF YAVAPAI )

KNOW ALL MEN BY THESE PRESENTS:

THAT WEE HOLLOW, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED A PORTION OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST, G&SRM, YAVAPAI COUNTY, ARIZONA, AS REFLECTED ON THIS PLAT (CONSISTING OF FOUR(4) PAGES AND HEREBY PUBLISHED THIS AS THE PLAT OF WEE HOLLOW SUBDIVISION, AND DECLARES THAT:

- 1.) THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.
- 2.) THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF AREAS DESIGNATED ON THE PLAT AS "PRIVATE ROADWAYS" AND COMMON AREAS, FEE TITLE TO WHICH IS RESERVED BY THE UNDERSIGNED TO BE CONVEYED TO THE WEE HOLLOW, LLC ASSOCIATION AS AN EASEMENT FOR INGRESS-EGRESS AND PUBLIC UTILITIES ON SUCH PRIVATE ROADWAYS, AND SHALL CONSTITUTE AN APPURTENANCE TO EACH LOT REFLECTED ON THIS PLAT, WHICH EASEMENT SHALL RUN WITH THE TITLE TO EACH LOT RESPECTIVELY. MAINTENANCE OF SAID PRIVATE ROADWAYS, OPEN SPACE, PARKS AND DRAINAGE STRUCTURES SHALL BE THE SOLE RESPONSIBILITY OF THE WEE HOLLOW, LLC ASSOCIATION. THE WEE HOLLOW, LLC ASSOCIATION SHALL BE ESTABLISHED IN PERPETUITY.
- 3.) NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE UNDERSIGNED GRANTS EASEMENTS AND LICENSES EMBRACING THE PRIVATE ROADWAYS, ALL TRACTS AND ALL COMMON AREAS TO THE FOLLOWING FOR THE PURPOSE STATED HEREON:

**ELECTRIC**  
ARIZONA PUBLIC SERVICE COMPANY  
1250 EAST SR 89A  
COTTONWOOD, AZ 86326  
(928) 646-8425

**TELEPHONE & INTERNET**  
CENTURYLINK  
500 S. CALVARY WAY  
COTTONWOOD, AZ 86326  
(928) 634-2102

**WATER**  
CAMP VERDE WATER SYSTEM INC.  
PO BOX 340  
CAMP VERDE, AZ 86322  
(928) 567-5281

**LAW ENFORCEMENT**  
CAMP VERDE MARSHAL'S OFFICE  
646 SOUTH 1ST STREET  
CAMP VERDE, AZ 86322  
(928) 554-8300

**SEWER**  
TOWN OF CAMP VERDE  
CAMP VERDE SANITARY SEWER DISTRICT  
395 S. MAIN STREET  
CAMP VERDE, AZ 86322  
(928) 554-0820

**SOLID WASTE**  
PATRIOT DISPOSAL  
P.O. BOX 26296  
PRESCOTT VALLEY, AZ 86312

**GAS**  
UNISOURCE ENERGY  
UNIS GAS, INC.  
P.O. BOX 80078  
PRESCOTT, AZ 86304-8078

**FIRE**  
COPPER CANYON FIRE AND  
MEDICAL AUTHORITY  
26B SALT MINE ROAD  
CAMP VERDE AZ 86322  
(928) 567-9401

4.) FEE TITLE TO THE AREAS ON THE PLAT LOCATED AND DESCRIBED AS COMMON AREAS IS RESERVED BY THE UNDERSIGNED TO BE CONVEYED TO THE WEE HOLLOW, LLC ASSOCIATION, SUBJECT TO SUCH EASEMENTS AND LICENSES AS MAY BE GRANTED HEREIN.

5.) ALL OTHER AREAS ON THE PLAT LOCATED AND DESIGNATED AS EASEMENTS ARE RESERVED BY THE UNDERSIGNED FOR THE PURPOSE INDICATED ON THE PLAT.

IN WITNESS WHEREOF: DAVID MEIER FOR WEE HOLLOW, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS A MANAGING MEMBER, HAS HEREUNTO CAUSED HIS NAME TO BE AFFIXED, AND THAT HE, AS SUCH MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

THIS 19 DAY OF March 2020

BY: *David Meier*  
DAVID MEIER MANAGING MEMBER OF WEE HOLLOW, LLC

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF YAVAPAI )

ON THIS, THE 19<sup>th</sup> DAY OF March 2020, BEFORE ME THE UNDERSIGNED

NOTARY PUBLIC, PERSONALLY APPEARED David L. Meier WHO  
ACKNOWLEDGED HIMSELF TO BE THE owner OF Wee Hollow, LLC

A \_\_\_\_\_, AS MANAGING MEMBER, AND ACKNOWLEDGED THAT HE, AS

SUCH \_\_\_\_\_, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING

INSTRUMENT ON BEHALF OF THE \_\_\_\_\_ FOR THE PURPOSES THEREIN  
CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES: Jan. 17, 2023



*Deanna K. Harrison*  
NOTARY PUBLIC

# FINAL PLAT WEE HOLLOW SUBDIVISION

OF THE PROPOSED P.A.D. IN CAMP VERDE  
PARCEL 404-23-013D  
LOCATED IN THE WEST 1/2 OF SECTION 32,  
T14N, R5E, G&SRM,  
YAVAPAI COUNTY, ARIZONA

SUBDIVISION CONTAINS 28 TOTAL LOTS  
(including 1 Community Space)  
AVERAGE LOT SIZE 1 899 SQ. FT.  
CURRENT ZONING: R2-PAD  
TOTAL ACREAGE 2.6953  
DRIVEWAY ACREAGE 0.3481  
PARKING ACREAGE 0.2276  
LOT ACREAGE 1.1770  
GREEN SPACE ACREAGE 0.0646  
PATHS ACREAGE 0.2621  
OPEN SPACE ACREAGE 1.3933  
OPEN SPACE 51.4%

Access to the site is from a paved Town right-of-way, to be improved through agreement between the developer and the Town of Camp Verde. Utilities will be provided to the site from existing right-of-way and/or utility easements, as demonstrated on the plat.

- \*\*\* LEGEND \*\*\*
- ⊕ - FOUND 1/2" RE-BAR W/ NO CAP OR TAG
  - ⊕ - FOUND 1/2" REBAR W/PLASTIC CAP STAMPED FOUND PT RLS 37401 N20°27'15"W 3.18 FROM ACCEPTED CORNER
  - ⊕ - FOUND 1/2" REBAR W/PLASTIC CAP ILLEGIBLE
  - \* - AFFIXED TAG STAMPED "LS 33873"
  - - COMMUNICATIONS RISER
  - FENCE
  - - TO BE SET 1/2" REBAR W/PLASTIC CAP STAMPED "LS 33873"
  - ⊙ - SECTION CORNER AS NOTED
  - ⊙ - FOUND COTTONPICKER SPINDLE W/TAG "LS 13015"
  - ⊕ - FOUND 1/2" REBAR W/PLASTIC CAP ILLEGIBLE
  - ⊕ - FOUND 1/2" REBAR W/PLASTIC CAP STAMPED "LS 26925"
  - - CALCULATED POSITION NOTHING FOUND OR SET
  - - OVERHEAD POWER LINE
  - ⊕ - POWER POLE
  - ⊕ - WATER-VALVE/WATER-METER
  - ⊕ - WELL
  - - PROPERTY LINE
  - - - - - LOT LINE
  - - - - - SETBACK LINE
  - - - - - FIRE LANE OR CART PATH
  - - - - - VERDE DITCH
  - 3100 - CONTOUR ELEVATION
  - 100-A - LOTS 2000 S.F. OR MORE
  - 119-B - LOTS > 1500 S.F. AND < 1999 S.F.
  - 106-A(a) - UNITS DESIGNATED WITH A GARAGE SPACE

CAMP VERDE TOWNSITE  
BOOK 2 PAGE 62  
MAP & PLAT, YCR  
404-30-367A  
Zoned: R1-35

TRES RIOS  
BOOK 15 PAGE 62  
MAP & PLAT, YCR  
404-30-047 Zoned: R1-10

CAMP VERDE TOWNSITE  
BOOK 2 PAGE 62 404-23-13B  
MAP & PLAT, YCR  
Zoned: R1-35  
404-23-13C

UNSUBDIVIDED  
Zoned: R2-2  
12" SEWER EASEMENT  
(BOOK 4289, PAGE 195)

WEST 1/4 CORNER SECTION 32

EAST 1/4 CORNER SECTION 32

-BASIS OF BEARING-  
S89°45'00"E 801.79' (R2)  
S89°45'00"E 200.63' (M)

- \*\*\* RECORD LEGEND \*\*\*
- (M) INDICATES MEASURED FIELD DIMENSION
  - (R1) INDICATES RECORD DIMENSION FOUND ON THAT PLAT OF "TRES RIOS", RECORDED IN BOOK 15, PAGE 62, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
  - (R2) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 655, PAGE 548, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
  - (R3) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 2173, PAGE 88, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
  - (R4) INDICATES RECORD DIMENSION FOUND ON THAT PLAT RECORDED IN BOOK 2, PAGE 62, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
  - (R5) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 2289, PAGE 185 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

This Plat was prepared for the benefit of a specific user and for a specific purpose pursuant to an agreement with the Client and as such, may be misleading as to purpose by others. Therefore, use by others is prohibited without the express written consent of the undersigned and no liability will be accepted by the undersigned for its use by others. This document should only be reproduced in total to maintain the integrity of the intended purpose.

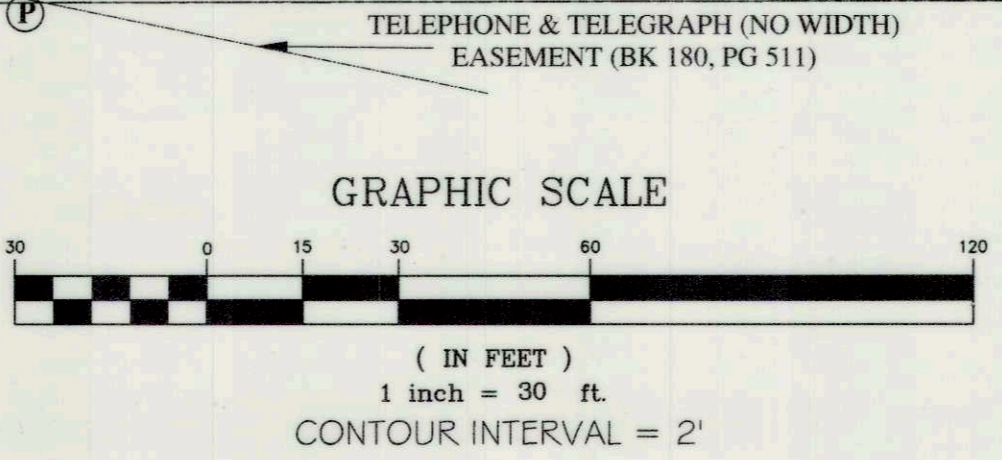
This Plat was prepared from the field notes of actual surveys made under my direct supervision during the month of January through April, 2018, and is True and Correct to the best of my knowledge and belief.

\*\*\* NOTES \*\*\*

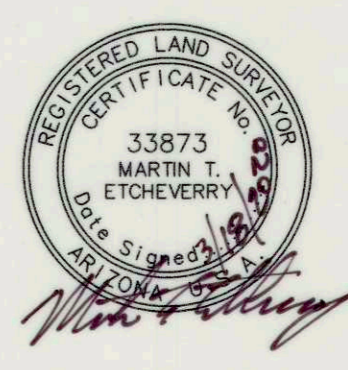
1. This map is a compilation of S.G.S. Survey work. Data was also provided to us from Heritage Land surveying and mapping (Dugan McDonald R.L.S.).
2. This Map does not purport to verify ownership or identify Easements or other Encumbrances affecting any of the property shown.
4. This map was based in part upon an un-recorded map prepared by HERITAGE LAND SURVEYING AND MAPPING INC Job No.: 05-1225, dated 6/01/2007.
5. This Survey was performed using documents provided by the Client. No research was performed to verify ownership, easements or encumbrances.
6. Parcels 404-30-029D, 404-23-050A and 404-23-013A are not within the Flood Hazard and 100-year Floodplain areas shown on Firm panels 04025C2186H and 04025C2178H.

VERTICAL DATUM WAS FROM PREVIOUSLY PREPARED ENGINEERING PLANS BY HERITAGE. VERTICAL DATUM WAS NGVD29. CONTOUR LINES AND TOPOGRAPHIC FEATURES ARE SHOWN HEREON ON THE NGVD29 DATUM. A CONVERSION FACTOR OF +2.89 FEET IS NGVD29 TO NAVD88.

LINE	LENGTH	BEARING
L1	25.10'	S00°13'30"W (M)
L2	40.11'	S00°13'30"W (M)
L1 & L2	65.11'	S00°13'30"W (M)
L1 & L2	65.55'	S00°07'30"W (R3)
L3	13.27'	N89°46'30"W (M)
L4	13.27'	N89°46'30"W (M)



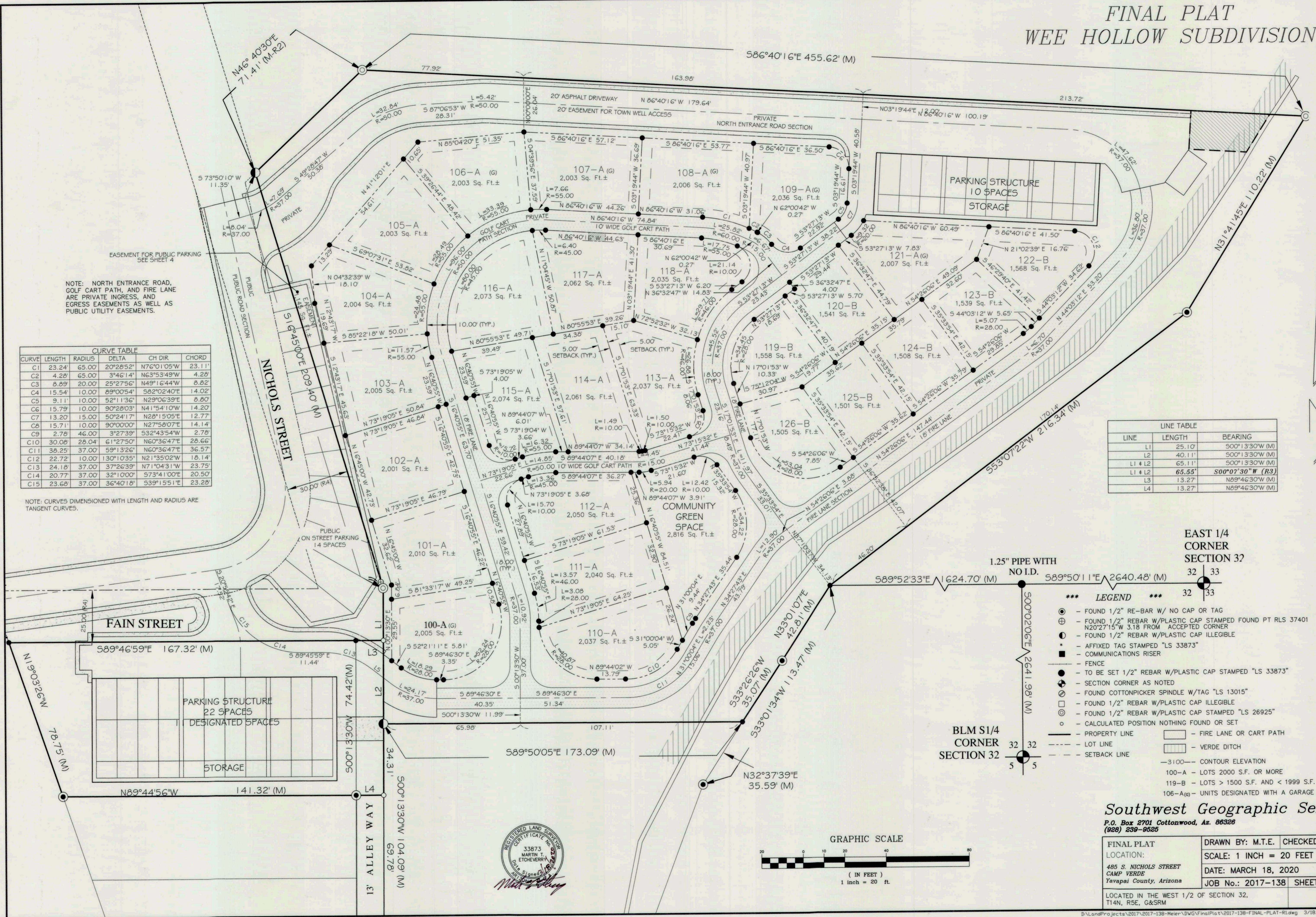
- UTILITY PROVIDERS
- ELECTRICITY - APS
  - GAS - UNISOURCE ENERGY
  - TELEPHONE - CENTURYLINK
  - SOLID WASTE - PATRIOT DISPOSAL
  - SEWER - TOWN OF CAMP VERDE
  - WATER - CAMP VERDE WATER SYSTEM, INC.
  - FIRE DISTRICT - COPPER CANYON FIRE AND MEDICAL AUTHORITY
  - LAW ENFORCEMENT - CAMP VERDE MARSHAL'S OFFICE



Southwest Geographic Services  
P.O. Box 2701 Cottonwood, Az. 86326  
(928) 239-9525

FINAL PLAT	DRAWN BY: M.T.E.	CHECKED BY: F.M.E.
LOCATION: 485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	SCALE: 1 INCH = 30 FEET	DATE: MARCH 18, 2020
LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM	JOB No.: 2017-138	SHEET: 2 of 4

# FINAL PLAT WEE HOLLOW SUBDIVISION



NOTE: NORTH ENTRANCE ROAD, GOLF CART PATH, AND FIRE LANE ARE PRIVATE INGRESS, AND EGRESS EASEMENTS AS WELL AS PUBLIC UTILITY EASEMENTS.

CURVE	LENGTH	RADIUS	DELTA	CH DIR	CHORD
C1	23.24'	65.00'	20°28'52"	N76°01'05"W	23.11'
C2	4.28'	65.00'	3°46'14"	N63°53'49"W	4.28'
C3	8.89'	20.00'	25°27'56"	N49°16'44"W	8.82'
C4	15.54'	10.00'	89°00'54"	S82°02'40"E	14.02'
C5	9.11'	10.00'	52°11'36"	N29°06'39"E	8.80'
C6	15.79'	10.00'	90°28'03"	N41°54'10"W	14.20'
C7	13.20'	15.00'	50°24'17"	N28°15'05"E	12.77'
C8	15.71'	10.00'	90°00'00"	N27°58'07"E	14.14'
C9	2.78'	46.00'	3°27'39"	S32°43'54"W	2.78'
C10	30.08'	28.04'	61°27'50"	N60°36'47"E	28.66'
C11	38.25'	37.00'	59°13'26"	N60°36'47"E	36.57'
C12	22.72'	10.00'	130°10'35"	N21°35'02"W	18.14'
C13	24.18'	37.00'	37°26'39"	N71°04'31"W	23.75'
C14	20.77'	37.00'	32°10'00"	S73°41'00"E	20.50'
C15	23.68'	37.00'	36°40'18"	S39°15'51"E	23.28'

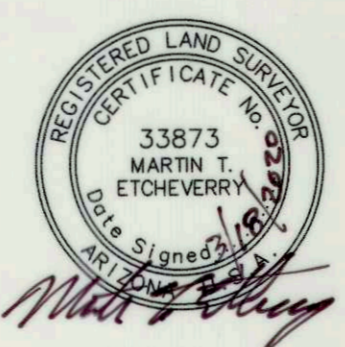
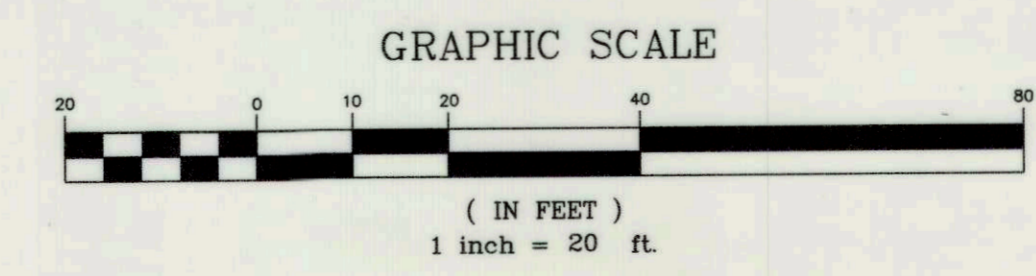
NOTE: CURVES DIMENSIONED WITH LENGTH AND RADIUS ARE TANGENT CURVES.

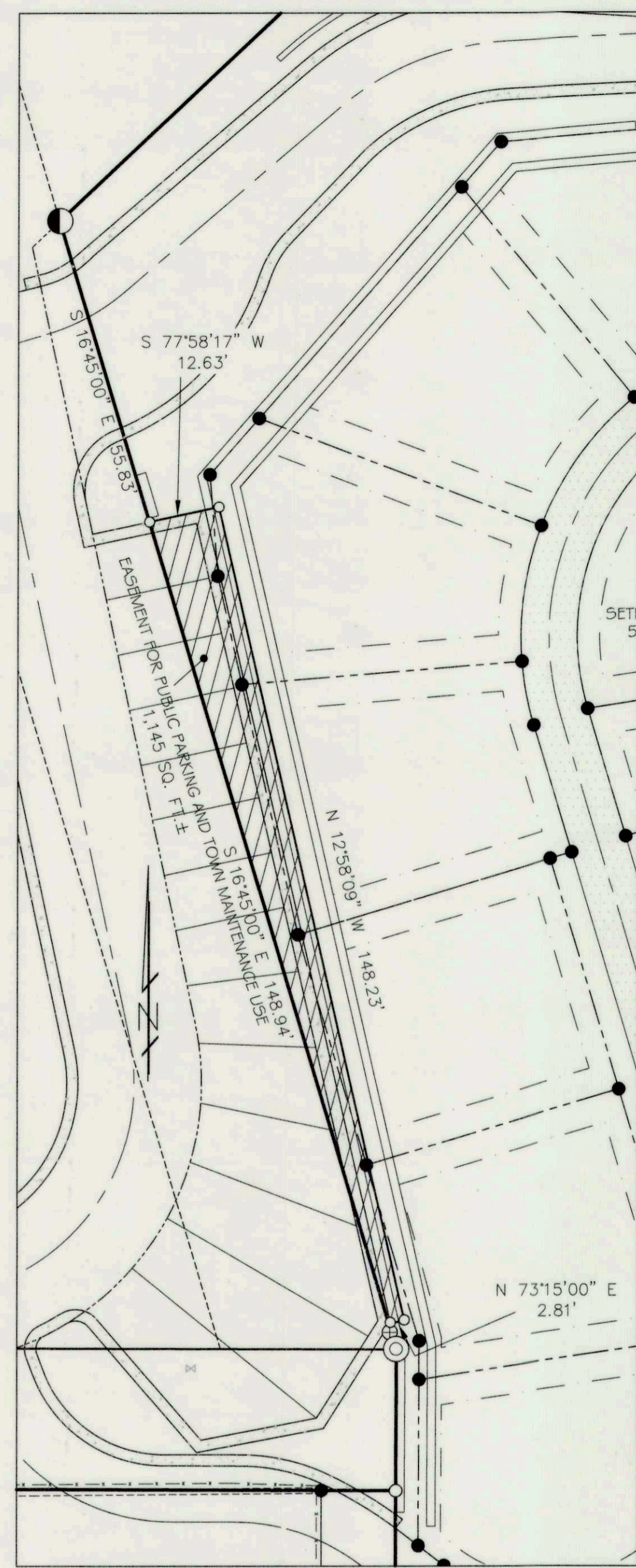
LINE	LENGTH	BEARING
L1	25.10'	S00°13'30"W (M)
L2	40.11'	S00°13'30"W (M)
L1 # L2	65.11'	S00°13'30"W (M)
L3	13.27'	N89°46'30"W (M)
L4	13.27'	N89°46'30"W (M)

- \*\*\* LEGEND \*\*\*
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  - ⊙ - FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "LS 26925"
  - - CALCULATED POSITION NOTHING FOUND OR SET
  - - PROPERTY LINE
  - - LOT LINE
  - - - - SETBACK LINE
  - - FIRE LANE OR CART PATH
  - ▨ - VERDE DITCH
  - 3100- - CONTOUR ELEVATION
  - 100-A - LOTS 2000 S.F. OR MORE
  - 119-B - LOTS > 1500 S.F. AND < 1999 S.F.
  - 106-A(G) - UNITS DESIGNATED WITH A GARAGE SPACE

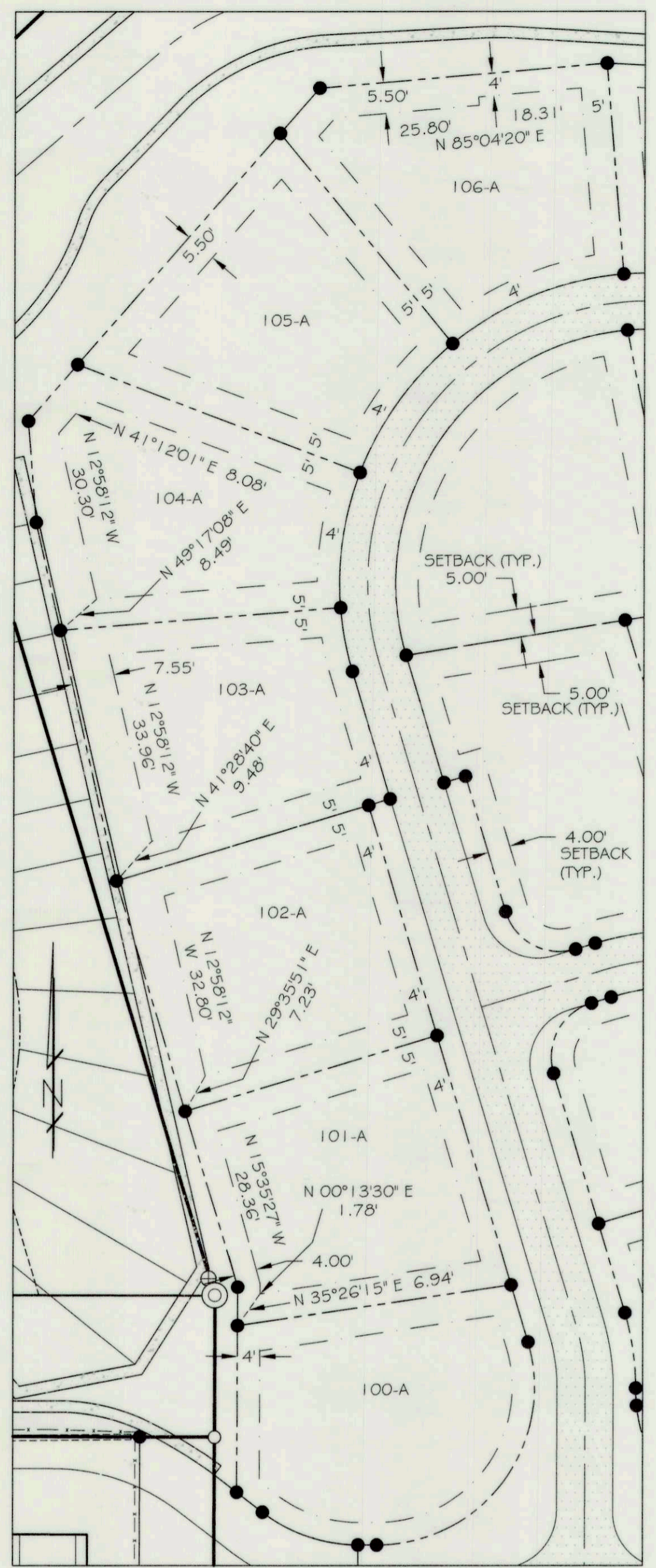
**Southwest Geographic Services**  
P.O. Box 2701 Cottonwood, Az. 86328  
(928) 239-9525

FINAL PLAT LOCATION: 485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	DRAWN BY: M.T.E. CHECKED BY: F.M.E. SCALE: 1 INCH = 20 FEET DATE: MARCH 18, 2020 JOB No.: 2017-138 SHEET: 3 of 4
LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM	

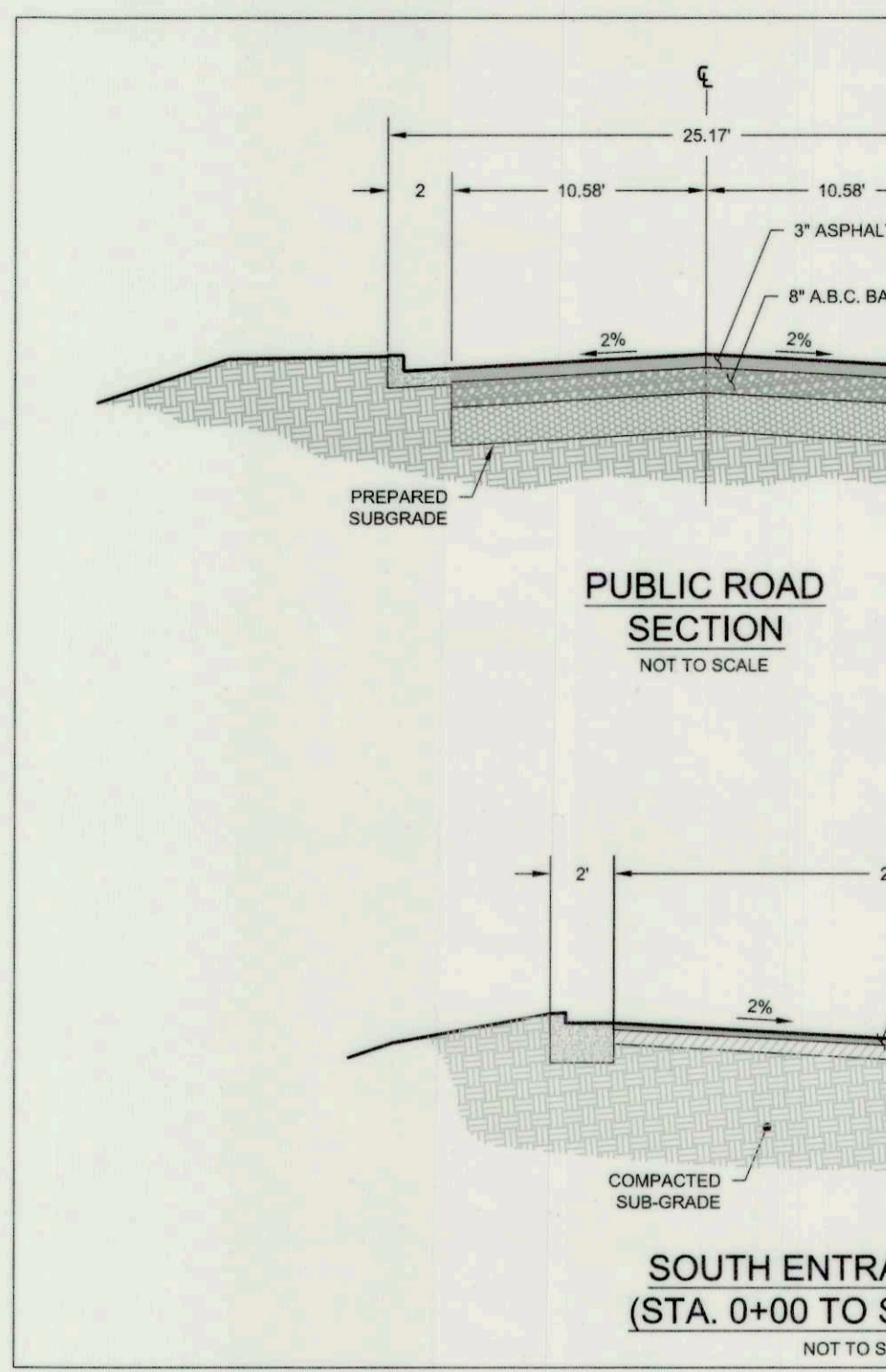




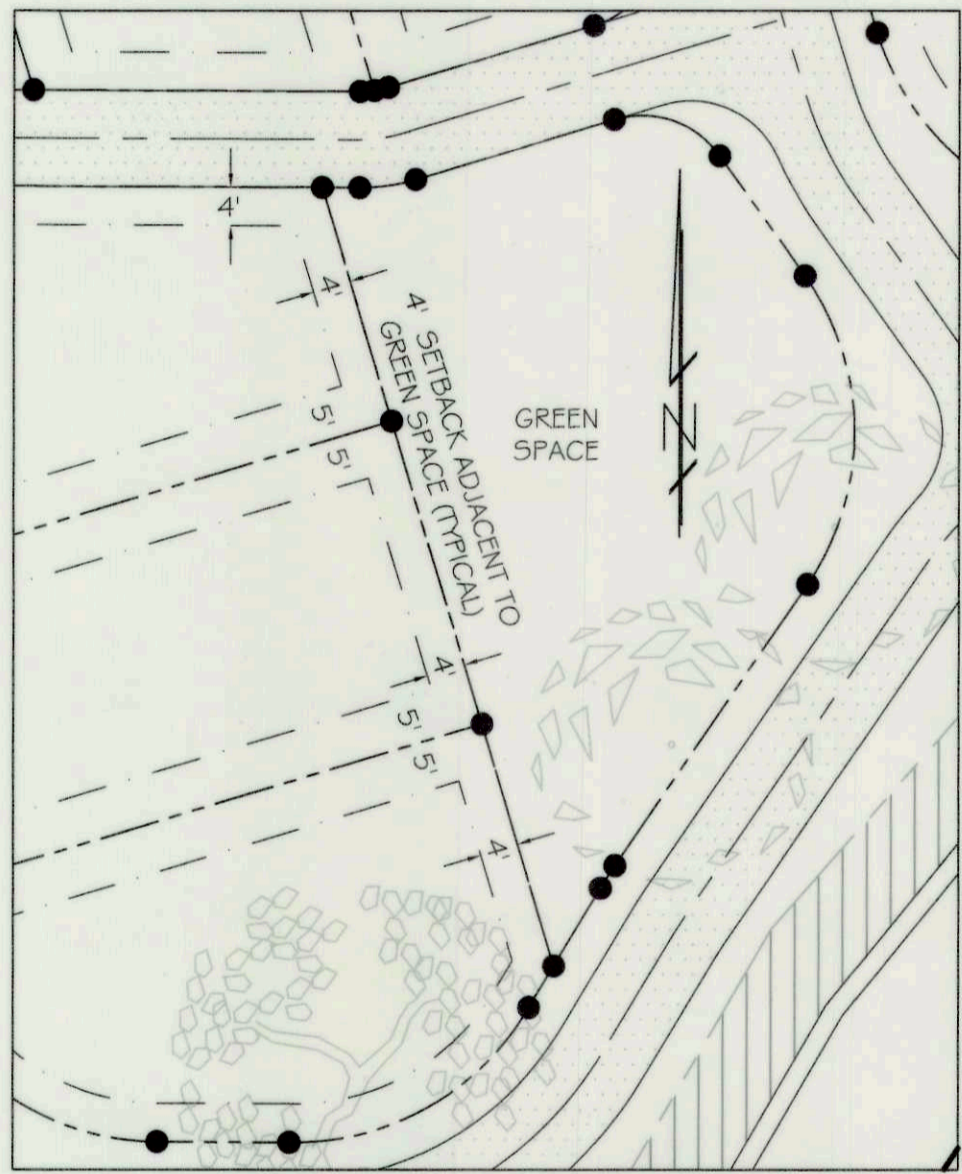
EASEMENT FOR PUBLIC PARKING AND TOWN MAINTENANCE USE  
SCALE 1" = 20'



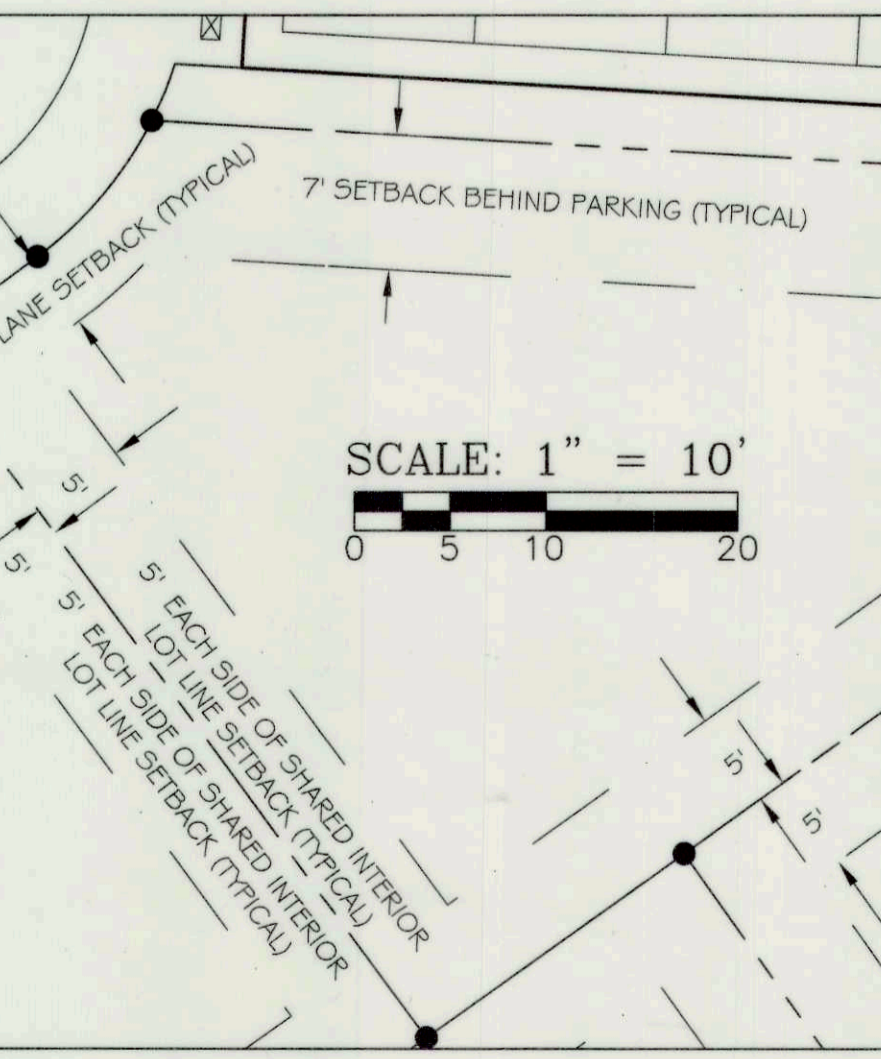
SETBACK DETAILS FOR NON-TYPICAL LOTS  
SCALE 1" = 20'



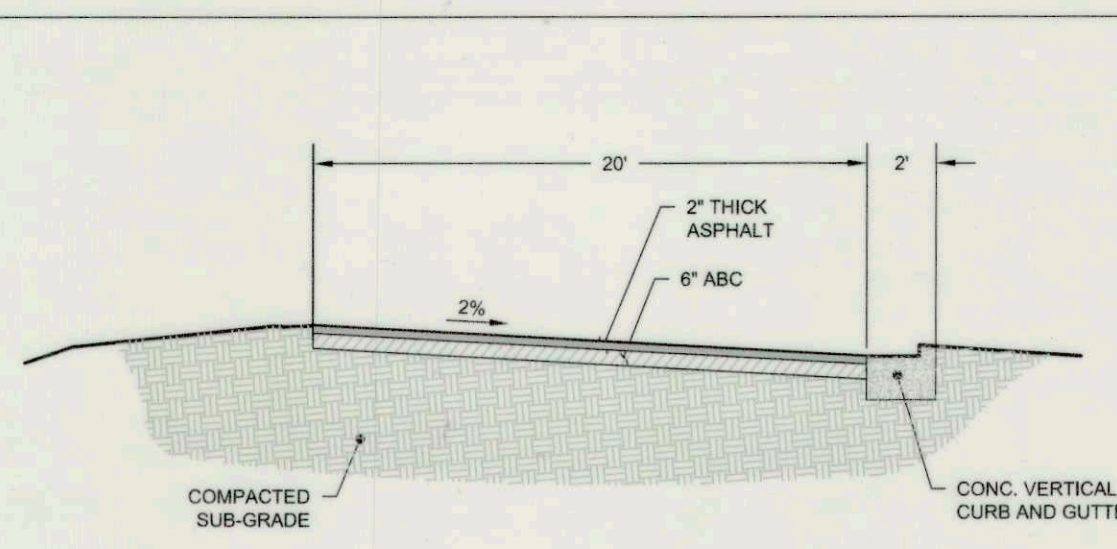
PUBLIC ROAD SECTION  
NOT TO SCALE



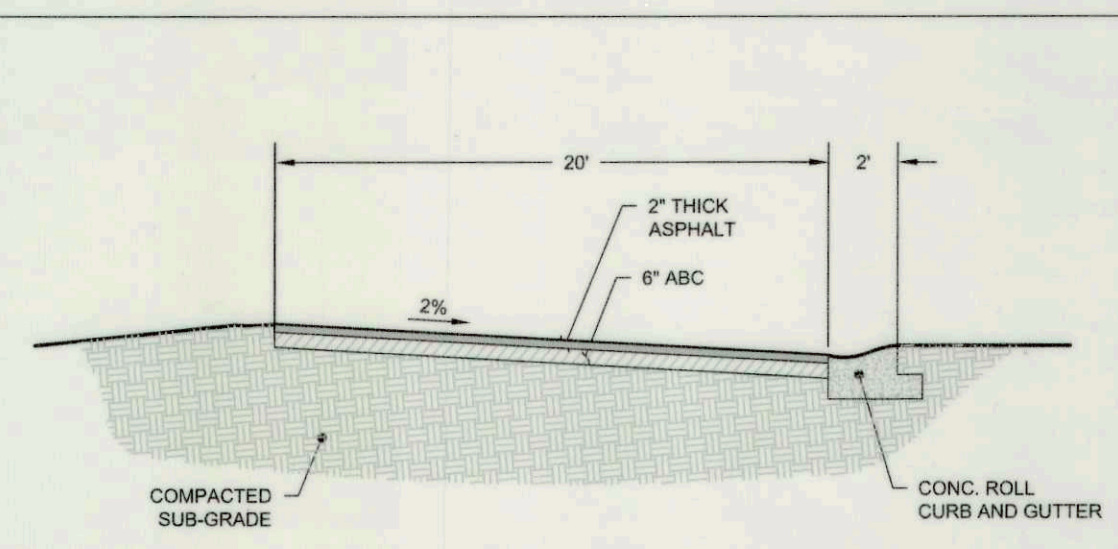
SETBACK DETAILS FOR LOTS ADJACENT TO GREEN SPACE  
SCALE 1" = 20'



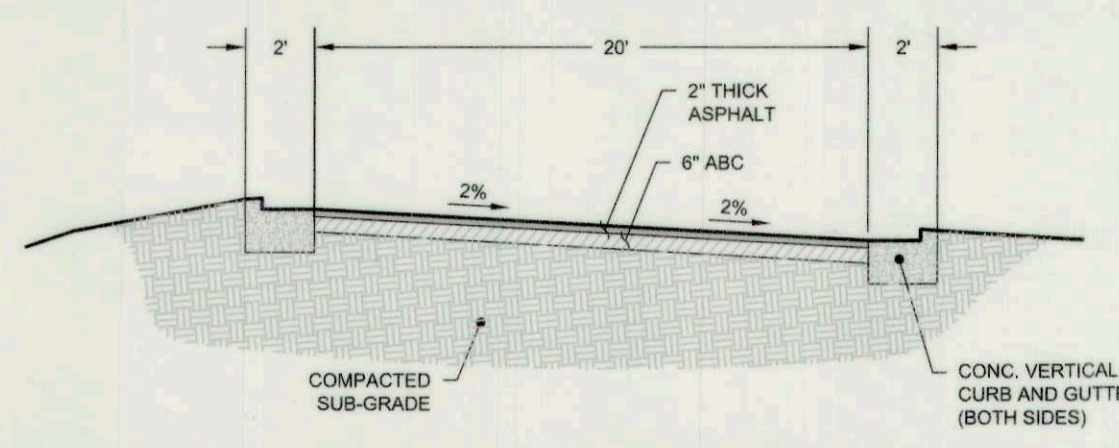
SETBACK DETAILS (TYPICAL)  
SCALE 1" = 10'



NORTH ENTRANCE ROAD  
(STA. 0+00 TO STA. 1+30)  
NOT TO SCALE

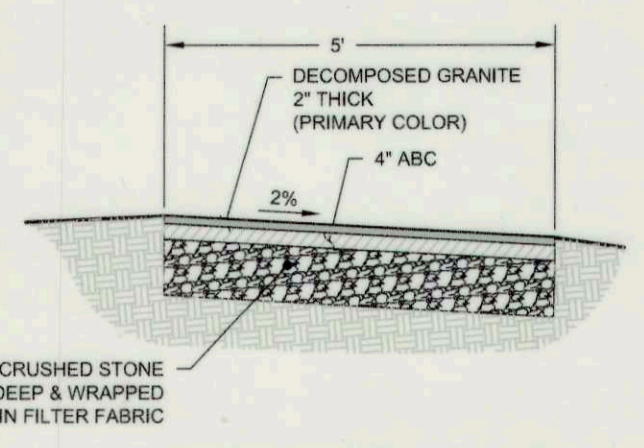


NORTH ENTRANCE ROAD  
(STA. 1+30 TO STA. 4+75)  
NOT TO SCALE

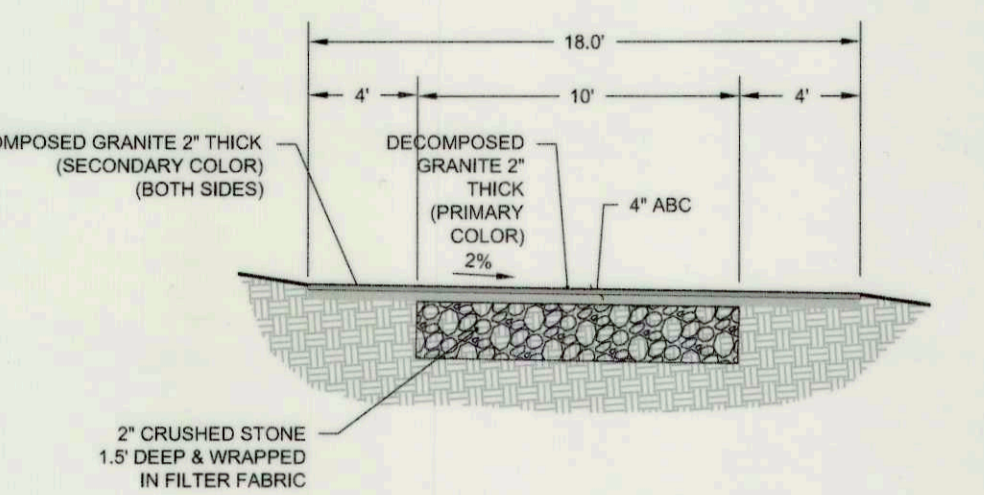


SOUTH ENTRANCE ROAD  
(STA. 0+00 TO STA. 1+33.50)  
NOT TO SCALE

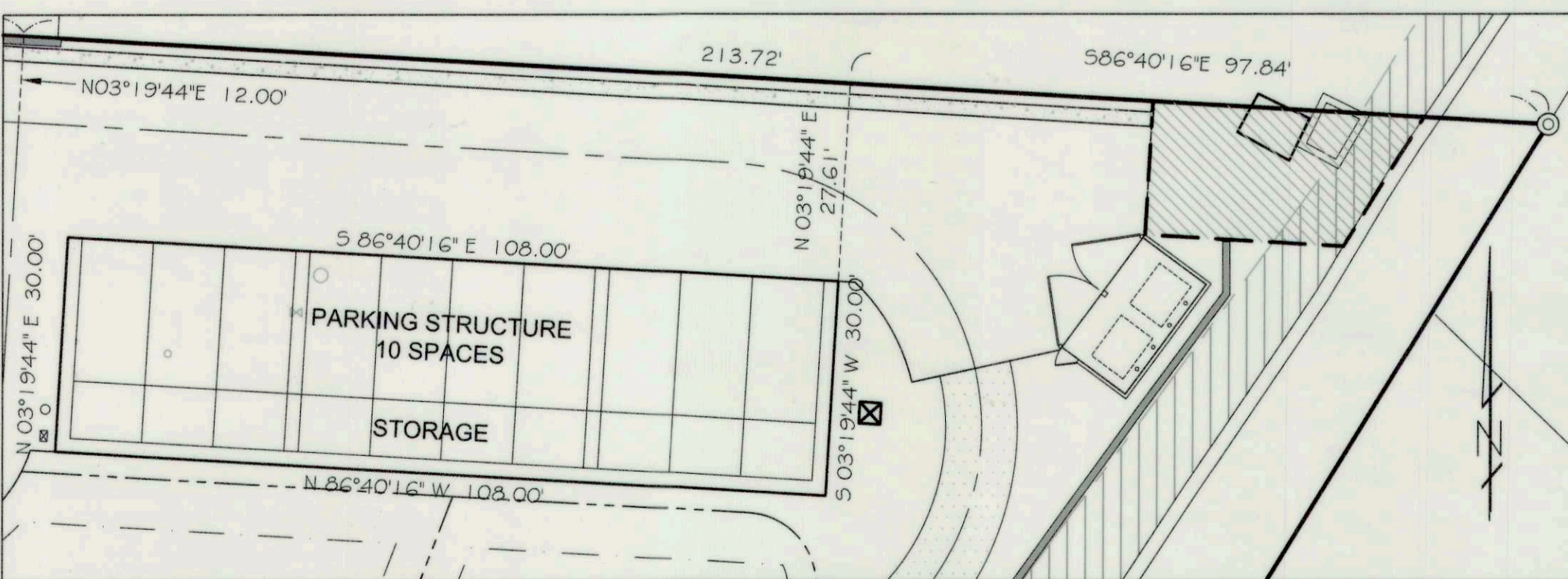
TYPICAL ROADWAY SECTIONS  
REFER TO CIVIL PLANS FOR CROSS SECTION STATIONING  
NOT TO SCALE



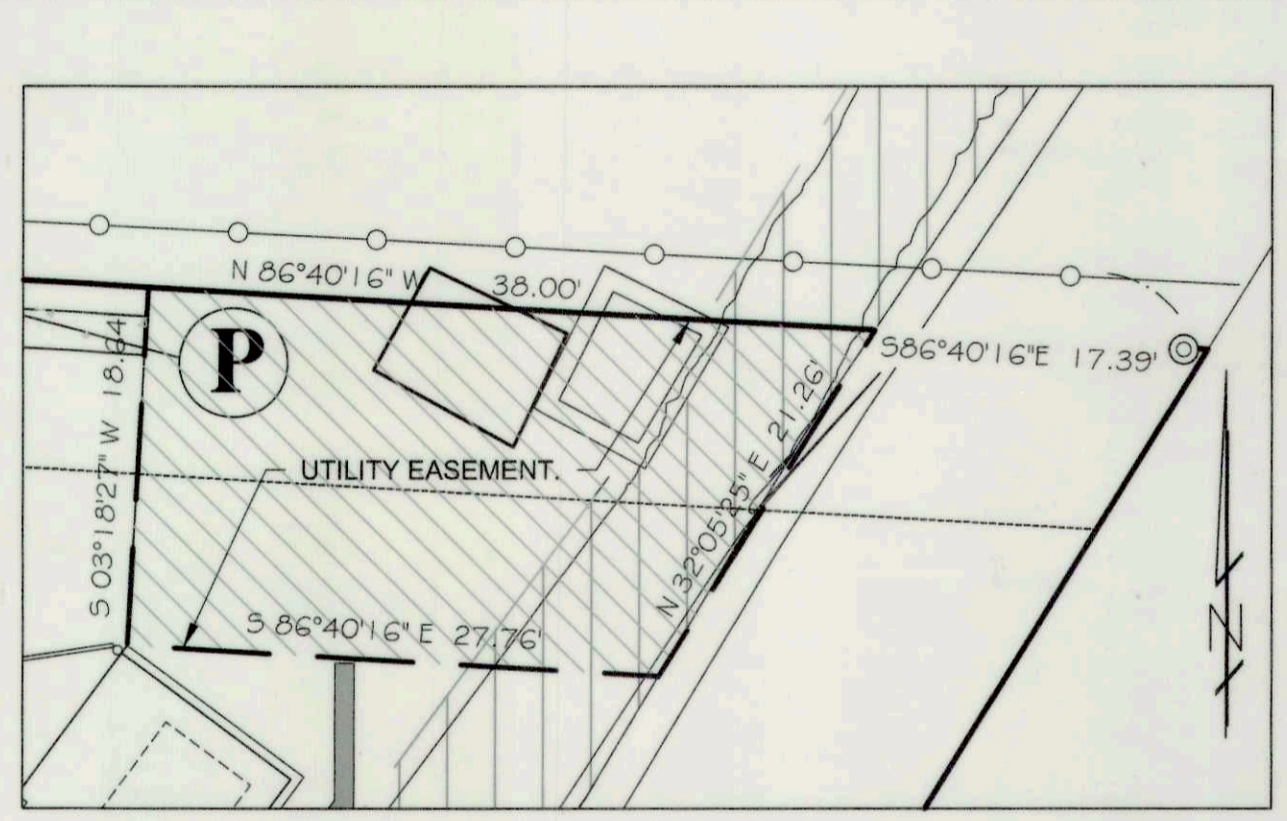
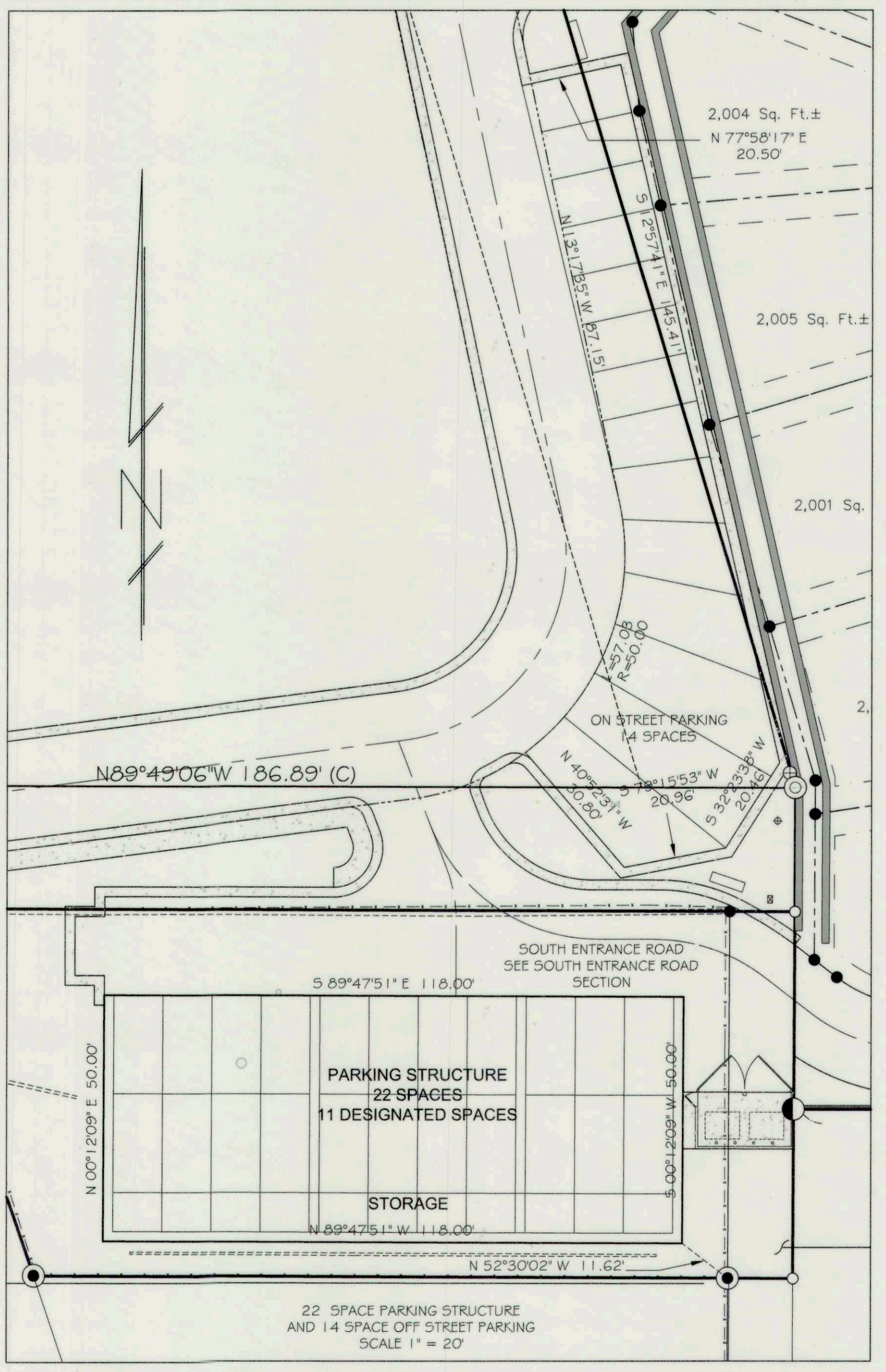
GOLF-CART PATH SECTION  
NOT TO SCALE



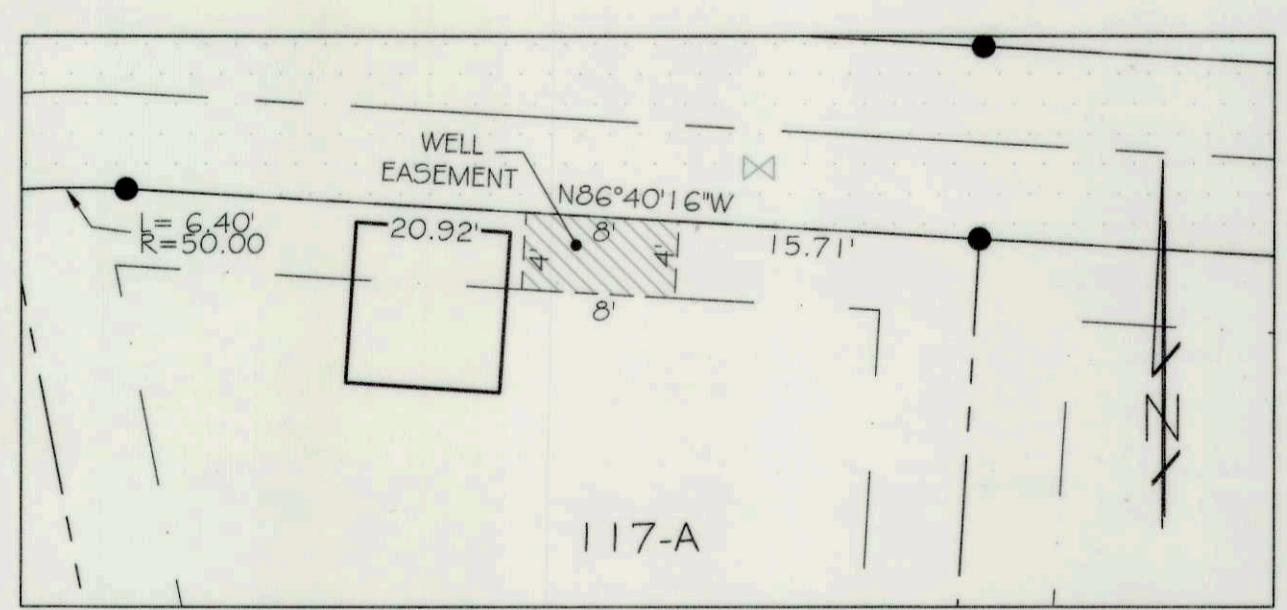
FIRE LANE SECTION  
NOT TO SCALE



10 SPACE PARKING STRUCTURE  
SCALE 1" = 20'



UTILITY EASEMENT DETAIL  
SCALE 1" = 10'



WELL EASEMENT DETAIL (LOT 117-A)  
SCALE 1" = 10'

SCALE: 1" = 20'  
0 10 20 40

# FINAL PLAT WEE HOLLOW SUBDIVISION



**Southwest Geographic Services**

P.O. Box 2701 Cottonwood, Az. 86326  
(928) 239-9525

FINAL PLAT	DRAWN BY: M.T.E.	CHECKED BY: F.M.E.
LOCATION: 485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	SCALE: 1 INCH = AS NOTED	DATE: MARCH 18, 2020
LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM	JOB No.: 2017-138	SHEET: 4 of 4



**Project:** David Meier Little Homes S Nichols Rd- Wee Hollow  
**Project No:** 180103

**Date:** August 15, 2019

<u>Grading and Paving</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
Excavating, machine, common earth	CY	304	\$10.50	\$3,192.00
Compaction	CY	5708	\$3.75	\$21,405.00
Bedding, crushed stone 3/4" to 1/2"	CY	304	\$20.00	\$6,080.00
Subgrade Preparation	SY	404	\$4.25	\$1,717.00
Clearing and Grubbing	SY	12972	\$1.10	\$14,269.20
Road Base Course, crushed stone, compacted 6" deep	SF	5708	\$6.00	\$34,248.00
Asphaltic Concrete Pavement, 3" thick	SF	3526	\$1.08	\$3,808.08
Replace Roadside Landscaping	SF	3029	\$1.25	\$3,786.25
Road Repair	LS	1	\$6,500.00	\$6,500.00
			<b>Sub-Total</b>	<b>\$95,005.53</b>
<u>Water System</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
Excavating, machine, common earth	CY	304	\$10.50	\$3,192.00
Water Main Line, pipe, SDR 35, 6" dia.	LF	820	\$30.00	\$24,600.00
Service Line, 1" Pipe	LF	183	\$21.00	\$3,843.00
Service Line, 2" Pipe	LF	498	\$24.00	\$11,952.00
Fire Hydrant Assembly	EA	2	\$800.00	\$1,600.00
Air Release Valve	EA	1	\$2,300.00	\$2,300.00
6" Gate Valve	EA	2	\$1,800.00	\$3,600.00
2" Reducrer	EA	3	\$1,800.00	\$5,400.00
6" Tee	EA	5	\$800.00	\$4,000.00
8"x6" Tee	EA	2	\$400.00	\$800.00
			<b>Sub-Total</b>	<b>\$61,287.00</b>
<u>Sanitary System</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
Excavating, machine, common earth	CY	304	\$10.50	\$3,192.00
Sewer Main Line, pipe, SDR 35, 8" dia.	LF	766	\$35.00	\$26,810.00
Connect to existing manhole	LS	1	\$2,800.00	\$2,800.00
Pre-cast manhole, 4' Dia, up to 6' deep	EA	11	\$8,000.00	\$88,000.00
			<b>Sub-Total</b>	<b>\$120,802.00</b>
<u>Drainage System</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
Excavating, machine, common earth	CY	304	\$10.50	\$3,192.00
Corrugated Metal Pipe, 12" dia.	LF	183	\$129.00	\$23,607.00
Curb and Gutter, 24" wide	LF	2601	\$10.00	\$26,010.00
			<b>Sub-Total</b>	<b>\$52,809.00</b>
<u>Misc. Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
Testing	EA	1	\$4,000.00	\$4,000.00
SWPPP	LS	1	\$6,000.00	\$6,000.00
			<b>Sub-Total</b>	<b>\$10,000.00</b>
			<b>Total Cost</b>	<b>\$339,903.53</b>

Owner reserves the right to vary the quantities shown at their discretion.  
 The above quantity estimates are for the use of the owner and should not be used as your basis of bid.



Town of Camp Verde

**Agenda Item Submission Form**

**Meeting Date:** April 1, 2020

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

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Melinda Lee, Community Development Director

**Agenda Title (be exact):** A Resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, for a Final Site Plan submitted by David Meier, owner, property zoned R2-PAD (Residential: Duplex & Other Multi-Family Uses, Planned Area Development), to develop a 28-Lot Small Home Community known as “Wee Hollow Subdivision”. The proposed project is approximately 2.70 acres and is located at Fain and Nichols Streets, APN 404-23-013D, in Camp Verde, Yavapai County, Arizona.

**List Attached Documents:**

1. Resolution No. 2020-1042
2. Staff Report & Supporting Documents
3. Final Site Plan, Landscape/Lighting Plan (Full size available for review at Community Development)
4. Parking Structure Diagrams
5. P&Z Minutes from October 3, 2019

**Estimated Presentation Time:** 5 minutes

**Estimated Discussion Time:** 5 minutes

**Reviews Completed by:**

Town Attorney

**Comments:** None

**Background Information:** Follow up action for an approved R2-PAD, which is required prior to development.

**Recommended Action (Motion):**

**A MOTION TO APPROVE (OR DENY) AN APPLICATION FOR A FINAL SITE PLAN SUBMITTED BY DAVID MEIER, OWNER, FOR PROPERTY ZONED R2-PAD (RESIDENTIAL: DUPLEX & OTHER MULTI-FAMILY USES, PLANNED AREA DEVELOPMENT), TO DEVELOP A 28-LOT SMALL HOME COMMUNITY KNOWN AS “WEE HOLLOW SUBDIVISION”. THE PROPOSED PROJECT IS APPROXIMATELY 2.70 ACRES AND IS LOCATED AT FAIN & NICHOLS STREETS, APN 404-23-013D, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**

**Instructions to the Clerk:** None.



**This copy is for Town Council review only; original document forthcoming for signatures.**

**RESOLUTION NO. 2020-1042**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AN APPLICATION FOR A FINAL SITE PLAN SUBMITTED BY DAVE MEIER, OWNER, FOR PROPERTY ZONED R2-PAD (RESIDENTIAL: DUPLEX & OTHER MULTI-FAMILY USES, PLANNED AREA DEVELOPMENT), TO DEVELOP A 28-LOT SMALL HOME COMMUNITY KNOWN AS "WEE HOLLOW SUBDIVISION". THE PROPOSED PROJECT IS APPROXIMATELY 2.70 ACRES AND IS LOCATED AT FAIN AND NICHOLS STREETS, APN 404-23-013D, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**

**WHEREAS**, the subject property was originally two adjoining parcels, zoned R2-2 (Residential: Duplex & Other Multi-Family Uses, 2,000-Square-Foot-Minimum Lot Size) and R1L-35 (Residential Single Family Limited, 35,000 Square-Foot-Minimum Lot Size), and an intervening alley; and

**WHEREAS**, the alley abandonment was approved on November 28, 2018, with Resolution No. 2018-1015; and

**WHEREAS**, the properties were combined and rezoned to R2-PAD with Ordinance No. 2018-A438, by Dave Meier, to allow higher density and flexible project design; and

**WHEREAS**, the PAD designation requires approval of a Final Site Plan for each phase by the Town Council prior to issuing building permits; and

**WHEREAS**, Dave Meier submitted an application for a Final Site Plan approval, prior to the submittal of the Final Plat approval and subsequent development of the project; and

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

- A. The three (3) previously-involved parcels have been successfully combined, as reflected with the new APN 404-23-013D.**
- B. The property was rezoned to R2-PAD with Ordinance No. 2018-A438.**
- C. The Planning & Zoning Commission reviewed the Final Site Plan request on October 3, 2019, and forwarded a recommendation of approval.**
- D. The Final Plat was adopted by Resolution No. 2020-1041 on April 1, 2020, by the Mayor and Common Council, giving approval to the project design.**
- E. The proposed Final Site Plan will not constitute a threat to the health, safety, welfare or convenience to the public, and should be approved.**
- F. The proposed Final Site Plan is in conformation with the Town of Camp Verde General Plan and Planning and Zoning Ordinance, and is hereby approved.**



PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON APRIL 1, 2020.

\_\_\_\_\_  
Charles C. German, Mayor                      Date

Attest:

\_\_\_\_\_  
Cindy Pemberton, Town Clerk                      Date

Approved as to form:

  
\_\_\_\_\_  
Town Attorney

Town of Camp Verde: 5 df]`%Z&\$&\$ Hck b'7 ci bW

**BACKGROUND:**

In November of 2018, the applicant, David Meier, received approval for a Zoning Map Change to R2-PAD (Residential: Duplexes & Other Multi-Family Uses, Planned Area Development). As a follow up to the PAD approval, he is required to receive approval on his plans for the development through the Final Site Plan process.

Mr. Meier received approval of a Preliminary Plat for this 28-lot, micro-housing project on June 26, 2019, with Resolution #2019-1026. The Final Plat phase of platting is in progress; however, development of the subdivision cannot commence without the approval of the PAD Final Site Plan.

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**THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:**

- Ø The applicant has received the zoning approvals for the PAD with Ordinance #2018 A438.
- Ø The proposed plan complies with the Town of Camp Verde General Plan.
- Ø The proposed plan complies with the Building, Zoning, and Fire District regulations.
- Ø The Planning & Zoning Commission ^ ç ã , ^ á @ Á ~ ^ • ç ð á Á | , ð á ^ á Á ^ & { { ^ } á ð ð } Á [ - Á ð ] ; [ ç ð Ë Á @ á Á ð ð à | Á Ë Ç F J Á ^ ð ð \* È

**COMMUNICATIONS FROM AGENCIES/PUBLIC:**

Staff has received no comments from the public regarding this request.

Staff has received ð ^ } & Á ð { { ^ } • Á @ [ ~ \* @ @ Á @ ð ð Á Ú ð ã ; [ & • • Á - @ Á | ; b & c

**STAFF RECOMMENDATION:**

Staff recommends approval of the request for the PAD Final Site Plan which would allow the development of a { ð Ë @ { ^ community Ë } [ , } ð ð Á Y ^ Á Á [ || [ , Á Ú ð á ð ð á } Ë

SEP 19 10:00

Revised 06/05/18

Application #: 2019 0300

Fee: \$566.50



# Land Use Application Form

**1. Application is made for:**

Zoning Map Change

Conceptual Plan Review

**PAD Final Site Plan Review**

Street Abandonment

Administrative Review

Development Standards Review (Commercial)

Use Permit

Preliminary Plat

Variance

Minor Land Division

Lot Line Adjustment

Other: \_\_\_\_\_

Temporary Use Permit

Final Plat

Appeal

Wireless Tower

Zoning Verification

2. Project Name: Wee Hollow

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

Owner Name: David Meier

Applicant Name: Jawe

Address: 165 Sombart Ln

Address: \_\_\_\_\_

City: Sedona State: Az Zip: 86336

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (928) 853-5009

Phone: \_\_\_\_\_

E-mail: dmeier73@gmail.com

E-Mail: \_\_\_\_\_

4. Property Description: Parcel Number 404-30-02AD / 404-23-013A Acres: 2.414-27

Address or Location: 485 S. Nichols St 404-23-050A

Existing Zoning: RJ-PAD Existing Use: Vacant

Proposed Zoning: --- Proposed Use: residential PAD

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

To provide final site plan details for  
Wee Hollow subdivision plat

**6. Certification:**

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

Owner: [Signature]

Date: 09/04/19

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

Applicant: [Signature]

Date: 09/04/19



*Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.*

Map printed on: 9.9.2019



David Meier

928 853 5009 DMeier73@gmail.com 165 Sombart Lane #7 Sedona Arizona

August 28, 2019

To: Town of Camp Verde

RE: Letter of intent for request for Final Plat

Dear Camp Verde officials,

Thank you for granting the rezoning of the property at 485 S. Nichols (approximate 2.70 acres) to a PAD for establishing a 27 "small home" subdivision called Wee Hollow.

This letter is to request your approval of a final plat for Wee Hollow.

We have undergone lengthy collaboration with engineers for drainage and the practicality of a walking/golf cart mobility campus with trees and landscaping in and around the edges of the 27 small, site built, home sites. Parking will consist of six private garages, two carports and 20 open parking spaces on the perimeter.

Attached for your review is the site plan of the layout including parking for the residents, the engineering drainage plan, utility reports, engineered sewer plan and a rough draft of the CC&R's for Wee Hollow.

We look forward to responding to your questions and conclusion of this portion of the process so we can move forward to completion.

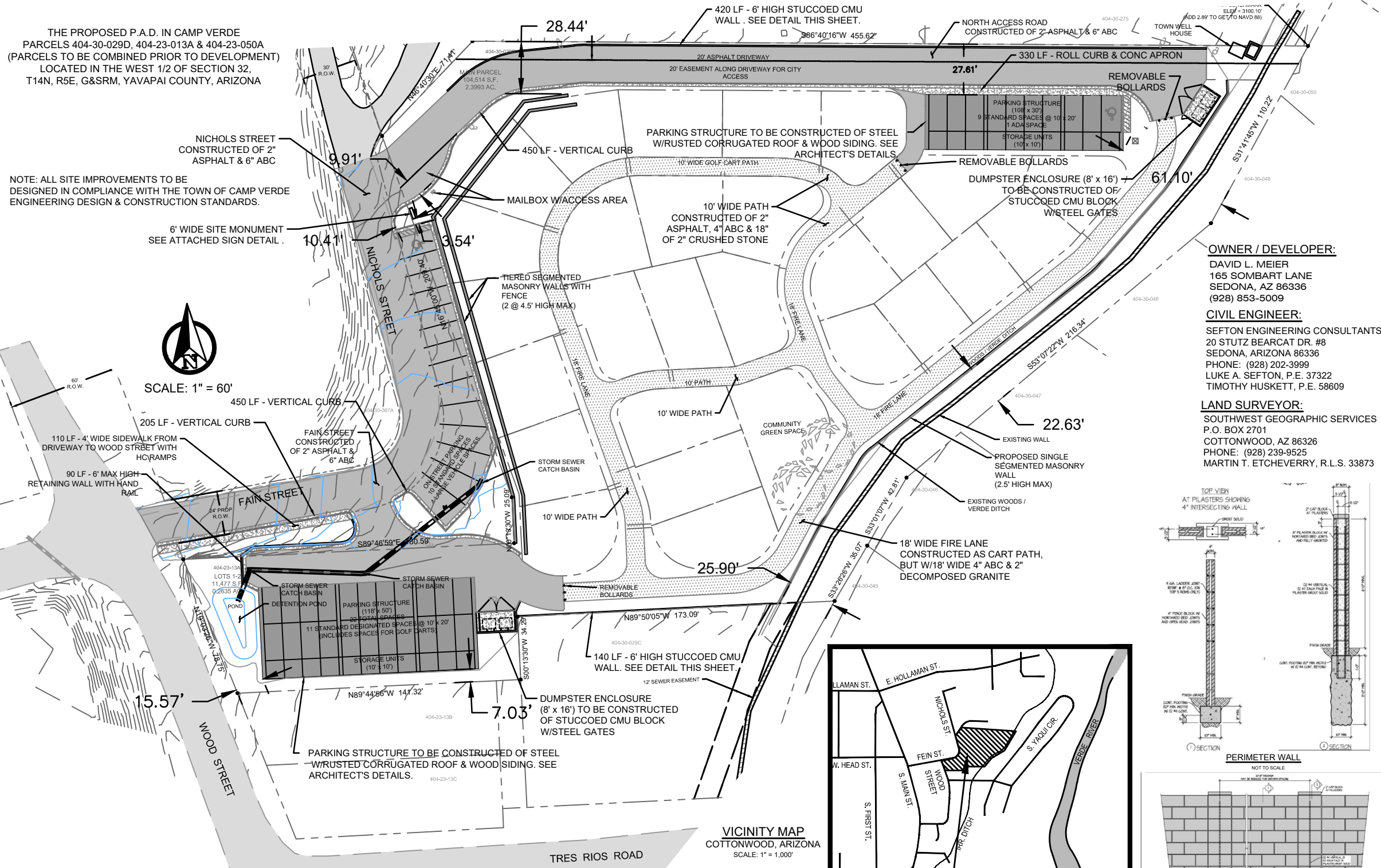
I can be reached via email at [DMeier73@gmail.com](mailto:DMeier73@gmail.com), or phone: (928) 853-5009.

Sincerely yours,

David Meier

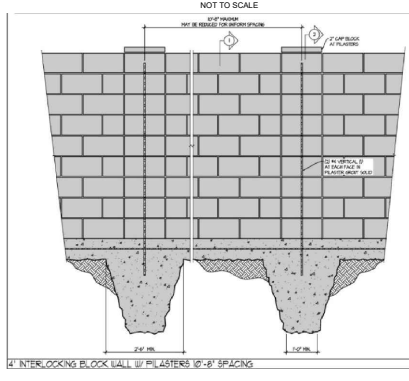
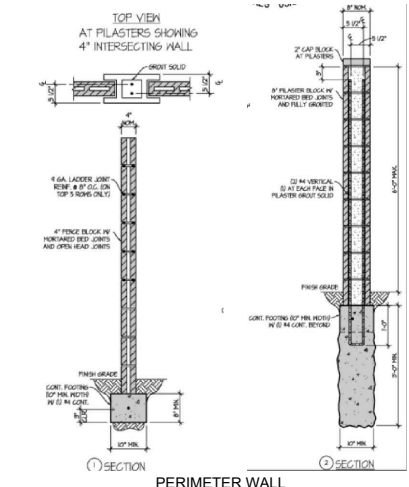
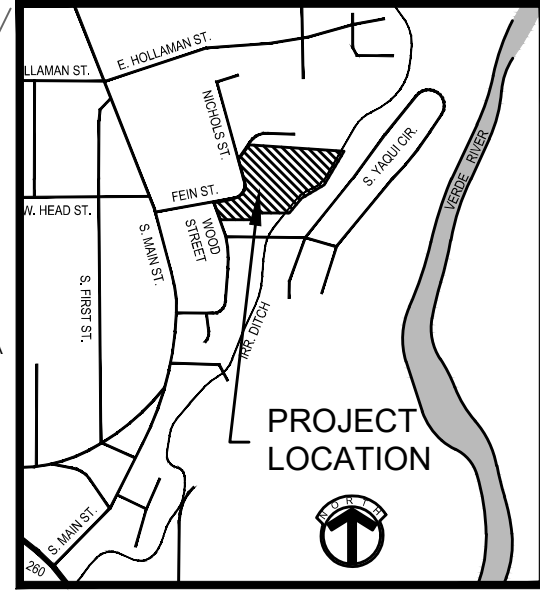
THE PROPOSED P.A.D. IN CAMP VERDE PARCELS 404-30-029D, 404-23-013A & 404-23-050A (PARCELS TO BE COMBINED PRIOR TO DEVELOPMENT) LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM, YAVAPAI COUNTY, ARIZONA

NOTE: ALL SITE IMPROVEMENTS TO BE DESIGNED IN COMPLIANCE WITH THE TOWN OF CAMP VERDE ENGINEERING DESIGN & CONSTRUCTION STANDARDS.



SCALE: 1" = 60'

VICINITY MAP COTTONWOOD, ARIZONA SCALE: 1" = 1,000'



**OWNER / DEVELOPER:**  
DAVID L. MEIER  
165 SOMBART LANE  
SEDONA, AZ 86336  
(928) 853-5009

**CIVIL ENGINEER:**  
SEFTON ENGINEERING CONSULTANTS  
20 STUTZ BEARCAT DR. #8  
SEDONA, ARIZONA 86336  
PHONE: (928) 202-3999  
LUKE A. SEFTON, P.E. 37322  
TIMOTHY HUSKETT, P.E. 58609

**LAND SURVEYOR:**  
SOUTHWEST GEOGRAPHIC SERVICES  
P.O. BOX 2701  
COTTONWOOD, AZ 86326  
PHONE: (928) 239-9525  
MARTIN T. ETCHEVERRY, R.L.S. 33873

PAD FINAL SITE PLAN

# WEE HOLLOW

485 SOUTH NICHOLS STREET CAMP VERDE, ARIZONA 86322

SHEET TITLE: [Blank]

PROJECT TITLE: [Blank]

DRAWN BY: JSL

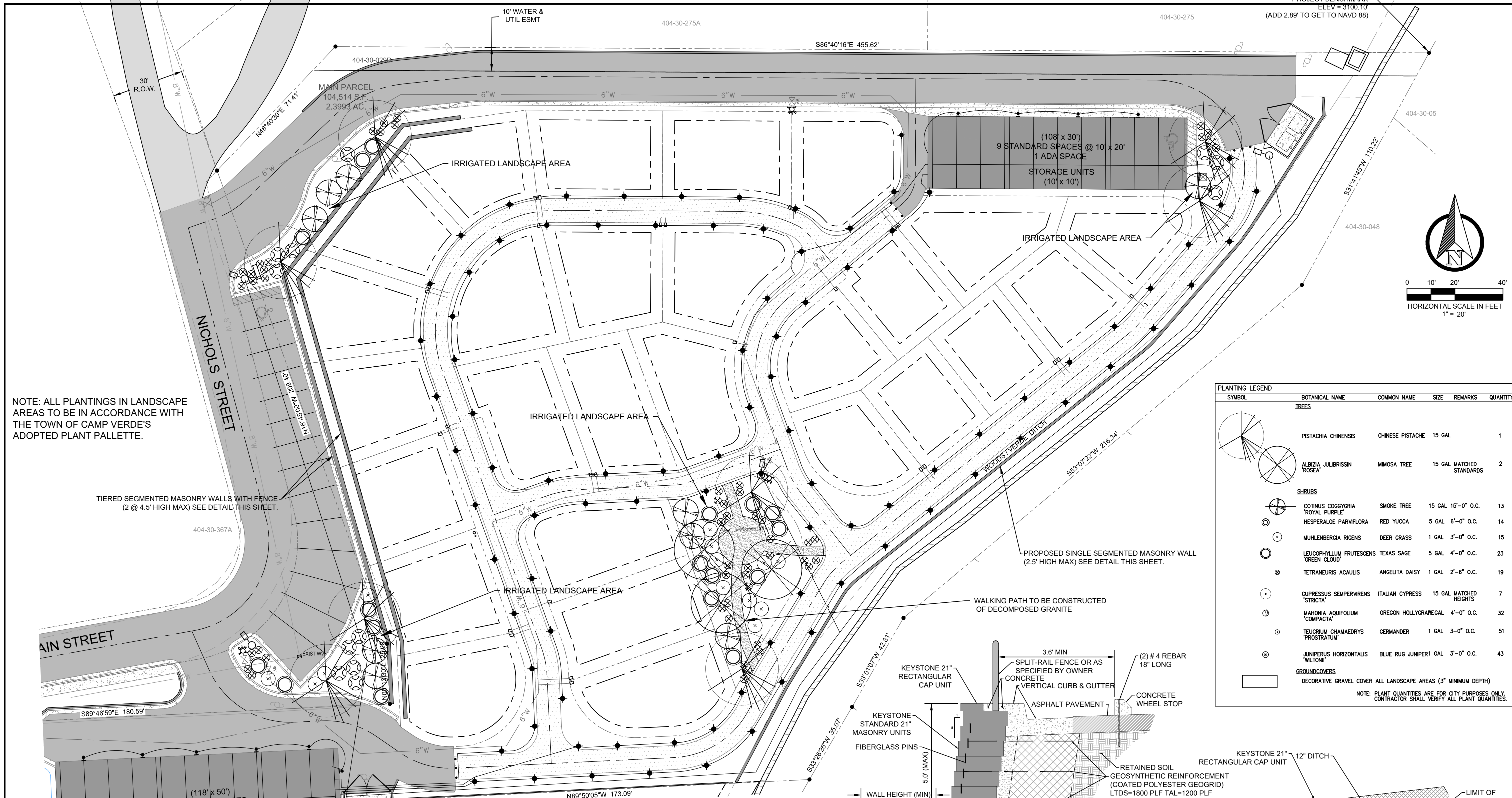
SCALE: 1" = 60'

DATE: 9/24/19

PROJECT NO: 180103

SHEET NO: **C-1**

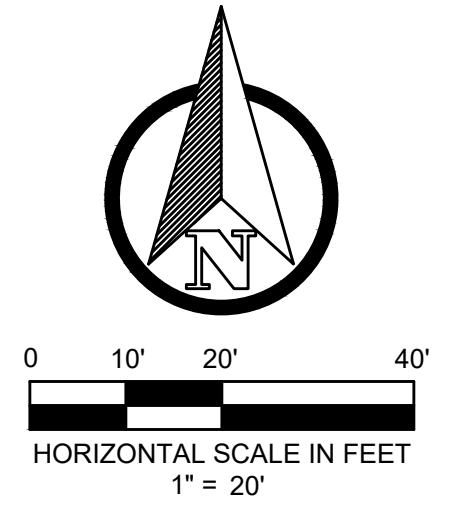
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NOTE: ALL PLANTINGS IN LANDSCAPE AREAS TO BE IN ACCORDANCE WITH THE TOWN OF CAMP VERDE'S ADOPTED PLANT PALLETTE.

TIERED SEGMENTED MASONRY WALLS WITH FENCE (2 @ 4.5' HIGH MAX) SEE DETAIL THIS SHEET.

PROPOSED SINGLE SEGMENTED MASONRY WALL (2.5' HIGH MAX) SEE DETAIL THIS SHEET.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
<b>TREES</b>					
⊙	PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GAL		1
⊙	ALBIZIA JULIBRISIN 'ROSEA'	MIMOSA TREE	15 GAL MATCHED STANDARDS		2
<b>SHRUBS</b>					
⊙	COTINUS COGCGYRIA 'ROYAL PURPLE'	SMOKE TREE	15 GAL 15'-0" O.C.		13
⊙	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL 6'-0" O.C.		14
⊙	MUHLENBERGIA RIENS	DEER GRASS	1 GAL 3'-0" O.C.		15
⊙	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SAGE	5 GAL 4'-0" O.C.		23
⊙	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL 2'-6" O.C.		19
⊙	CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	15 GAL MATCHED HEIGHTS		7
⊙	MAHONIA AQUIFOLIUM 'COMPACTA'	OREGON HOLLYGRAREGAL	4'-0" O.C.		32
⊙	TEUCCRIUM CHAMAEDRYS 'PROSTRATUM'	GERMANDER	1 GAL 3'-0" O.C.		51
⊙	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL 3'-0" O.C.		43
<b>GROUNDCOVERS</b>					
□	DECORATIVE GRAVEL COVER ALL LANDSCAPE AREAS (3" MINIMUM DEPTH)				

NOTE: PLANT QUANTITIES ARE FOR CITY PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

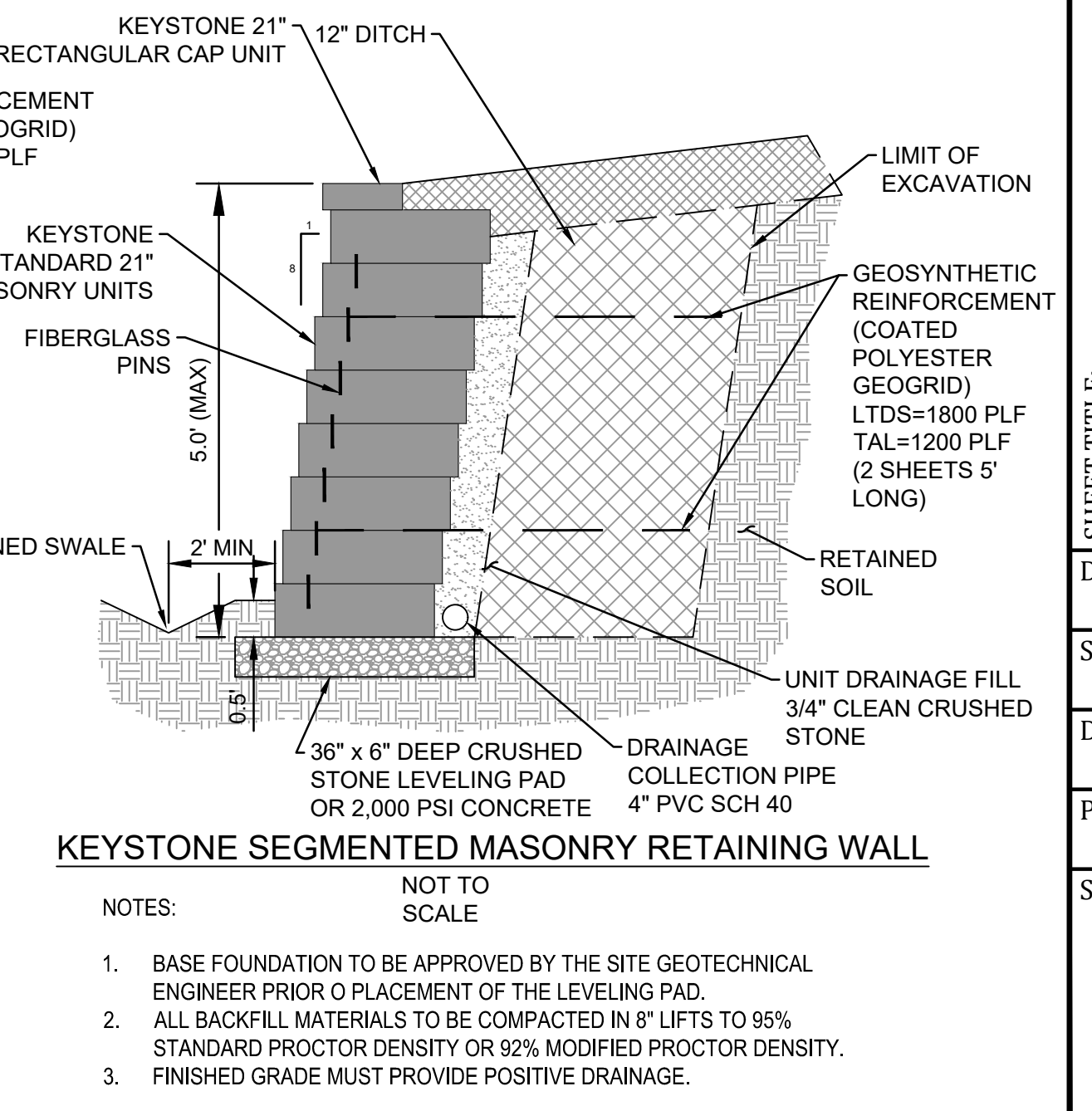
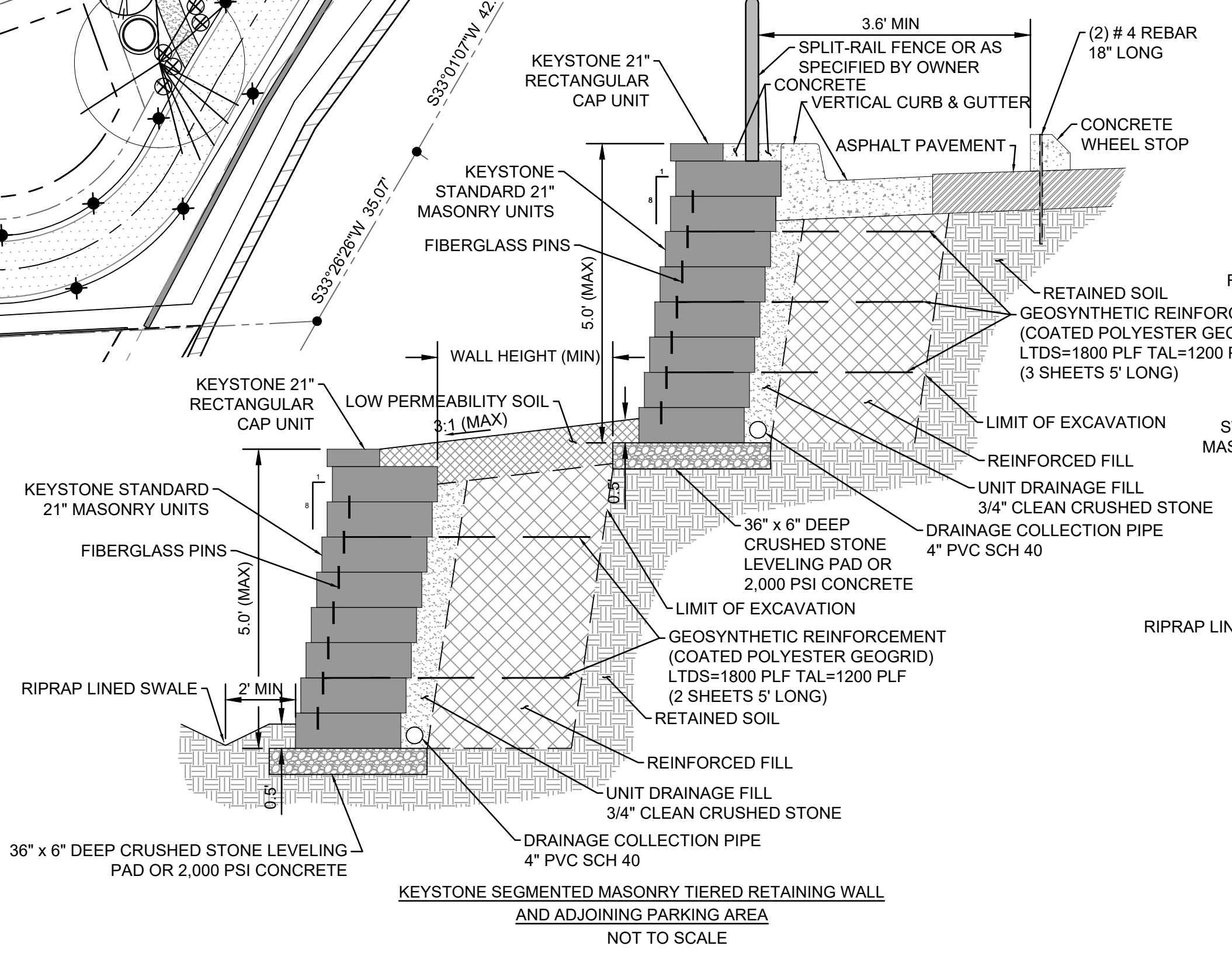
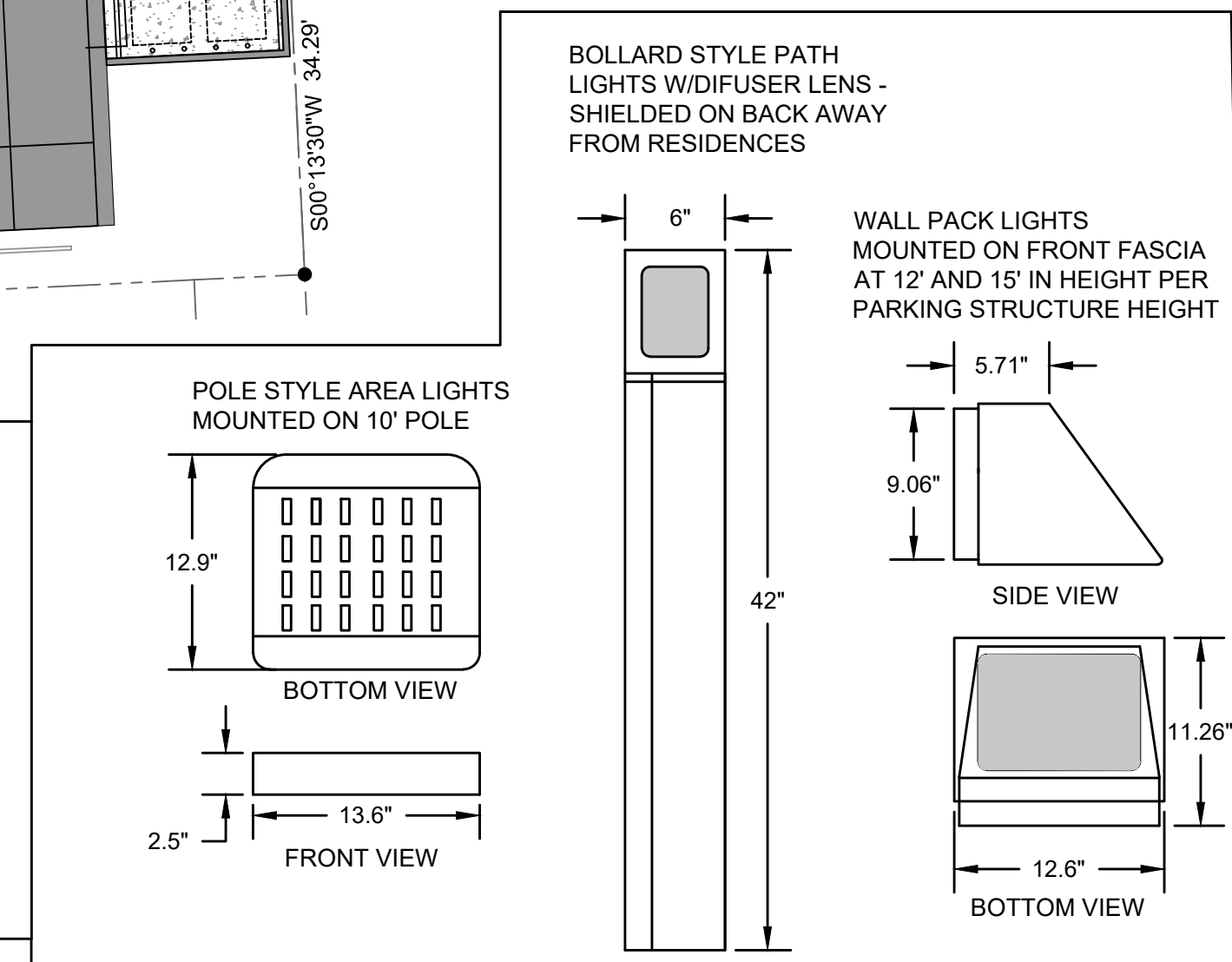
LIGHTING DATA (SEE ATTACHED DETAILS)

LUMENS:

- ⊙ POLE STYLE AREA LIGHTS 4 EA.X 5,915 = 23,660
- ◆ BOLLARD STYLE LED PATH LIGHTS 93 EA.X 889 = 82,677
- ⬮ WALL PACKS 10 EA. X 1,350 = 13,500

TOTAL LUMENS: 119,837

119,837 LUMENS/1.5353 ACRES COMMON SPACE = 78,054.45 LUMENS/ACRE



37322  
LUKE A. SEFTON  
REGISTERED PROFESSIONAL ENGINEER  
ARIZONA, U.S.A.  
EXPIRES 03/31/20

**Sefton**  
Engineering Consultants  
Your Ideas to Completion  
Surveying • Engineering • Land Planning  
20 STUTZ BEARCAT DR. #8  
SEDONA, ARIZONA 86336  
PH: (928) 202-3999 LS@SEFTONCO.COM

CONCEPTUAL LANDSCAPE/LIGHTING PLAN

# WEE HOLLOW

485 SOUTH NICHOLS STREET CAMP VERDE, ARIZONA 86322

SHEET TITLE: CONCEPTUAL LANDSCAPE/LIGHTING PLAN

PROJECT TITLE: WEE HOLLOW

DRAWN BY: LAF

SCALE: 1" = 20'

DATE: 9/24/19

PROJECT NO: 180103

SHEET NO. C-L1

**WEE HOLLOW  
CARPORT STRUCTURES**  
458 S NICHOLS STREET  
CAMP VERDE ARIZONA 86322

**blaine rebillot**  
registered architect  
scottsdale arizona  
phone 602 688 3757  
alchemydvp@cox.net



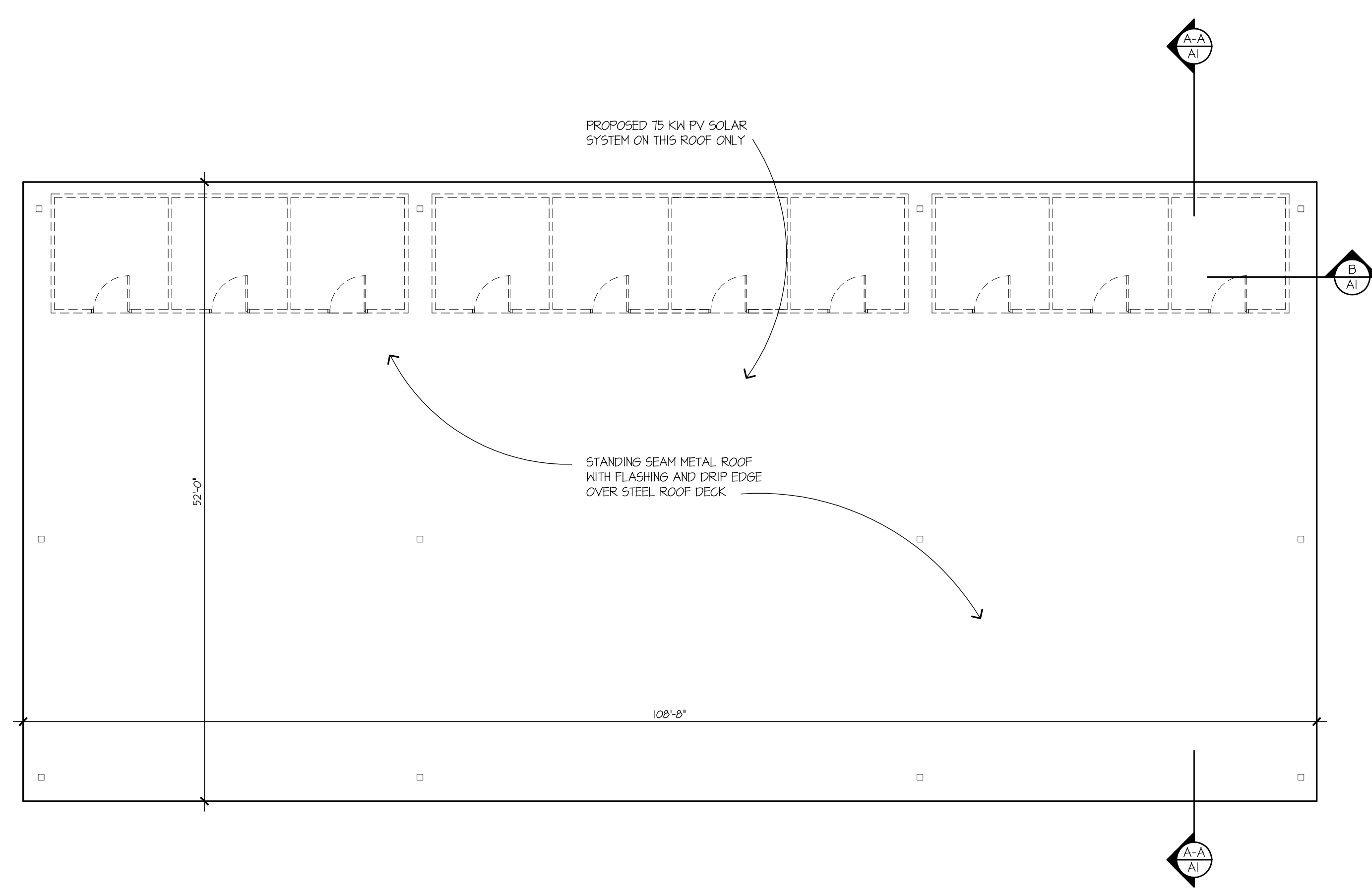
EXPIRES 06/30/2022

**FLOOR PLANS  
ROOF PLAN  
SECTIONS**

DATE : 05 / 03 / 2019 SCALE : 1/8" = 1'-0"

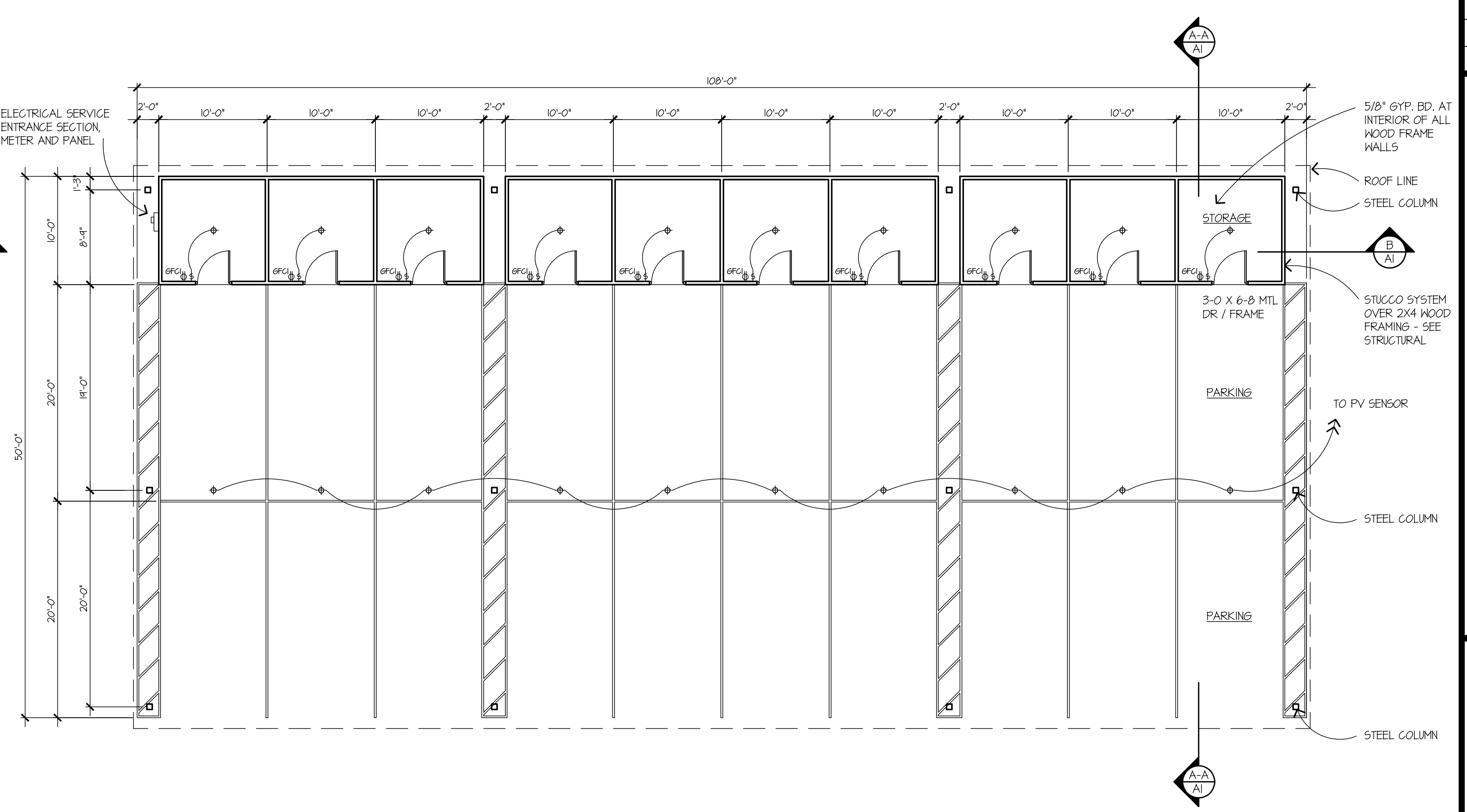
**SHEET #**

**A1**



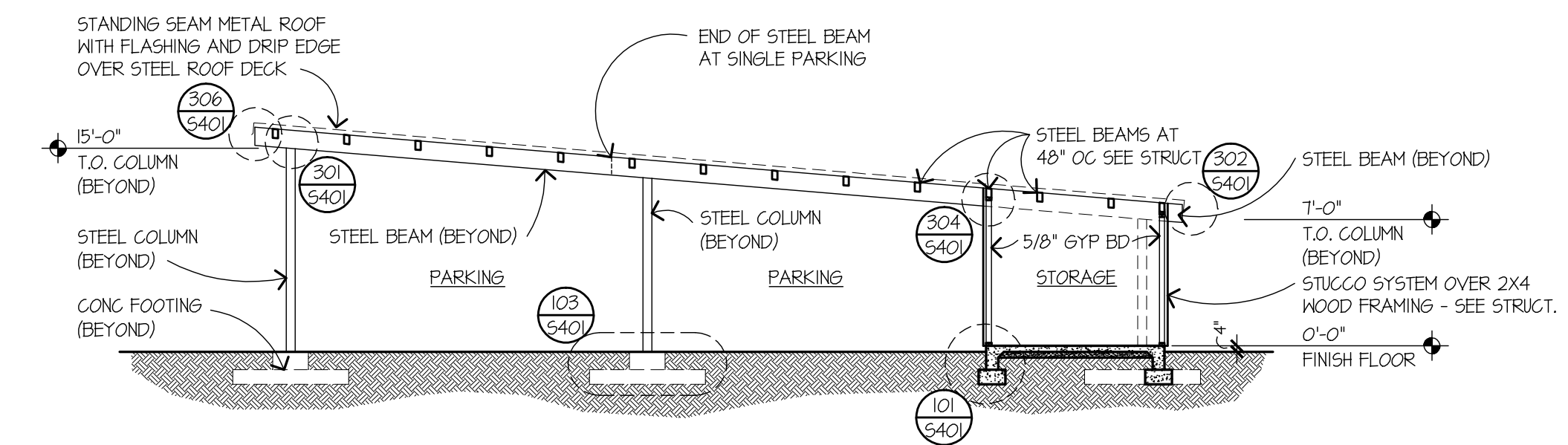
**TANDEM PARKING ROOF PLAN**

04 / 08 / 2019 1/8" = 1'-0"



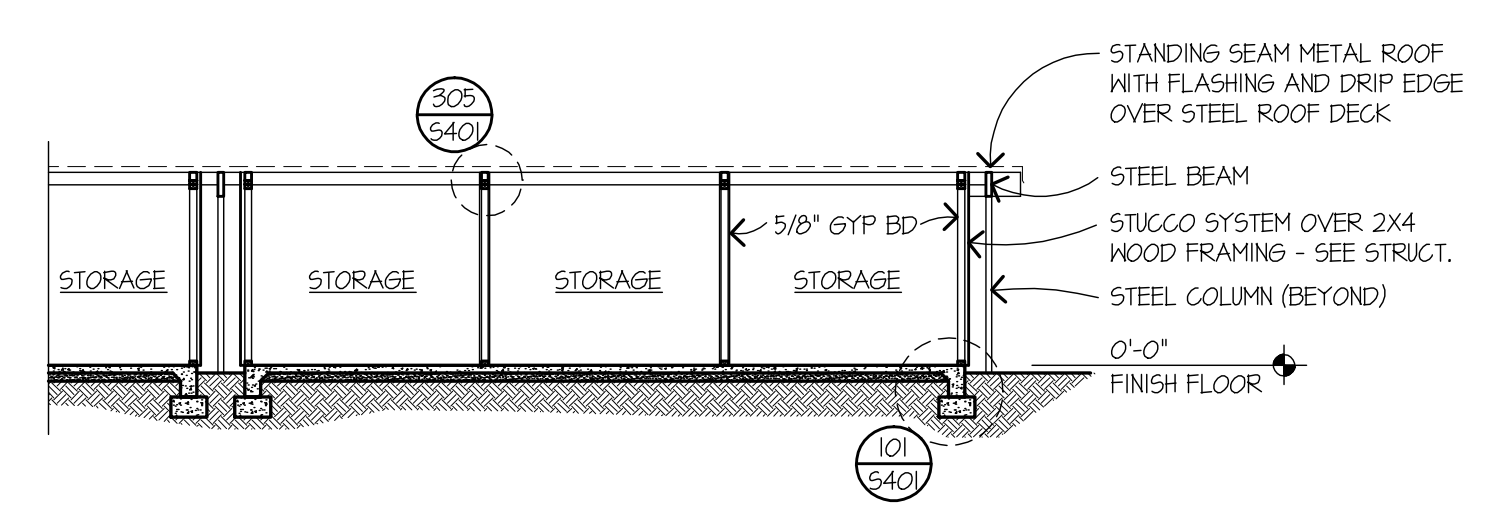
**TANDEM PARKING FLOOR PLAN**

04 / 08 / 2019 1/8" = 1'-0"



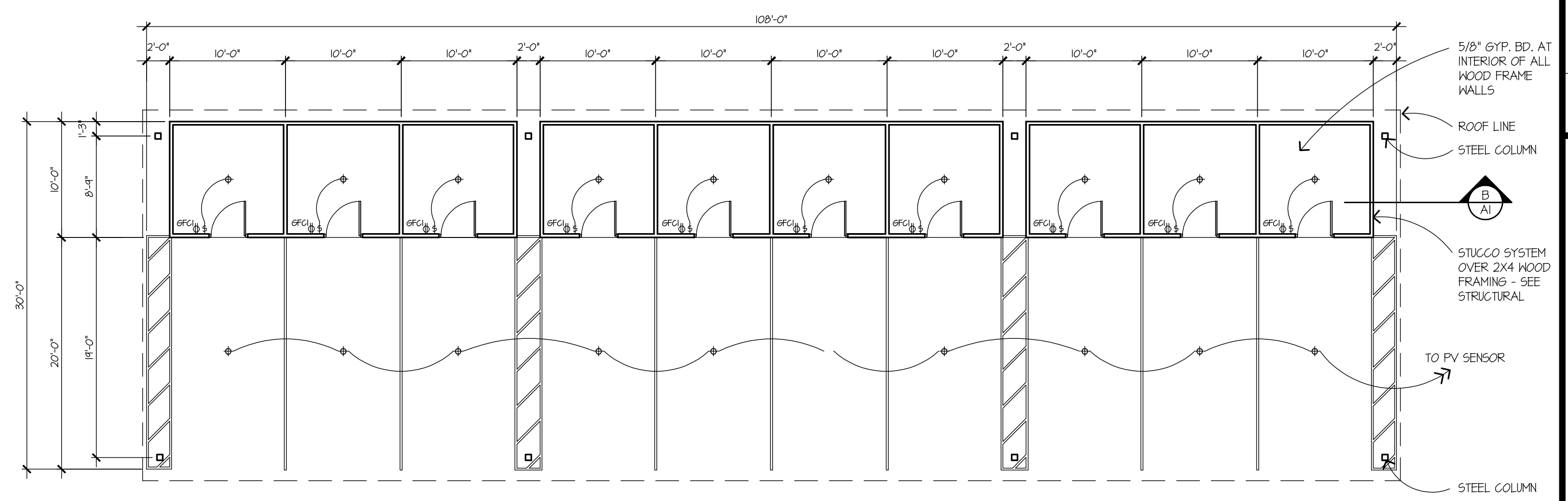
**SECTION A - A**

1/8" = 1'-0"



**SECTION B**

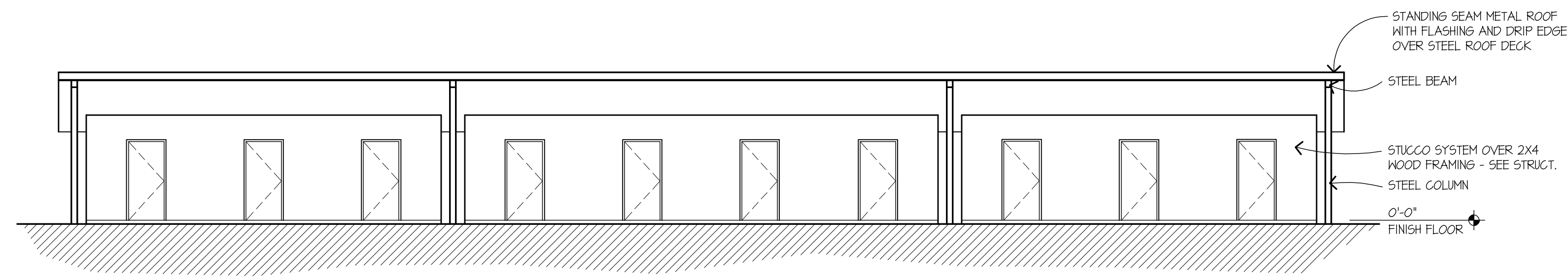
1/8" = 1'-0"



**SINGLE PARKING FLOOR PLAN**

04 / 08 / 2019 1/8" = 1'-0"

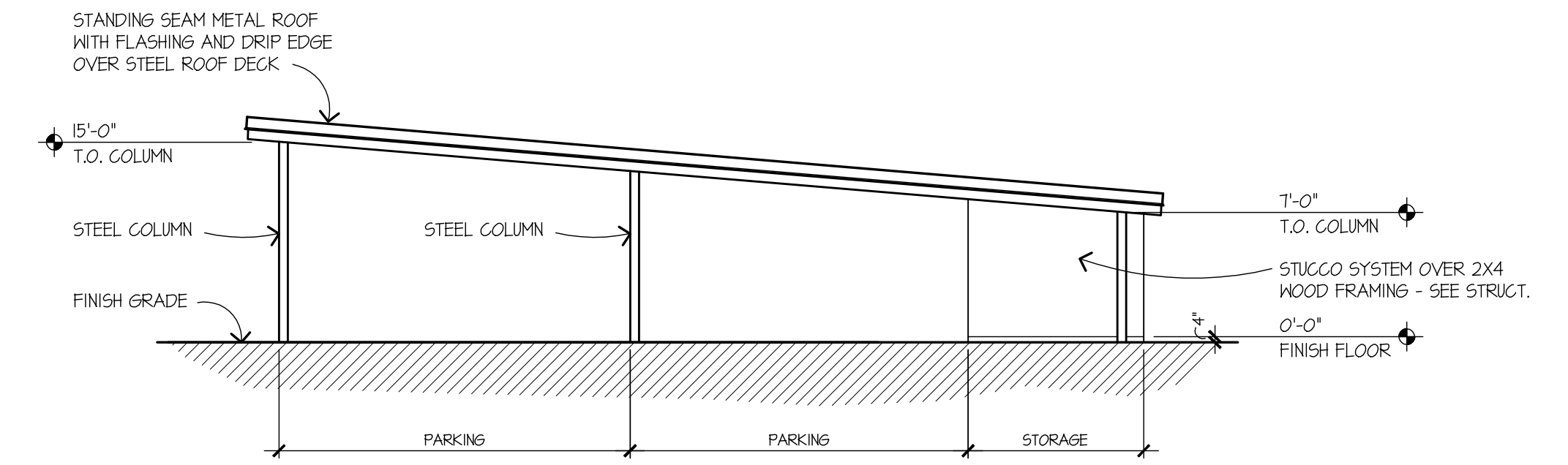




**TANDEM PARKING FRONT ELEVATION**

04 / 08 / 2019

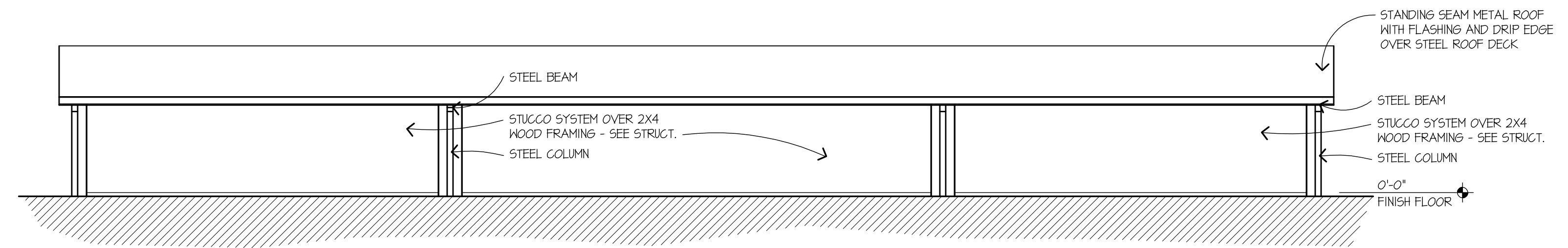
1/8" = 1'-0"



**TANDEM PARKING SIDE ELEVATION**

04 / 08 / 2019

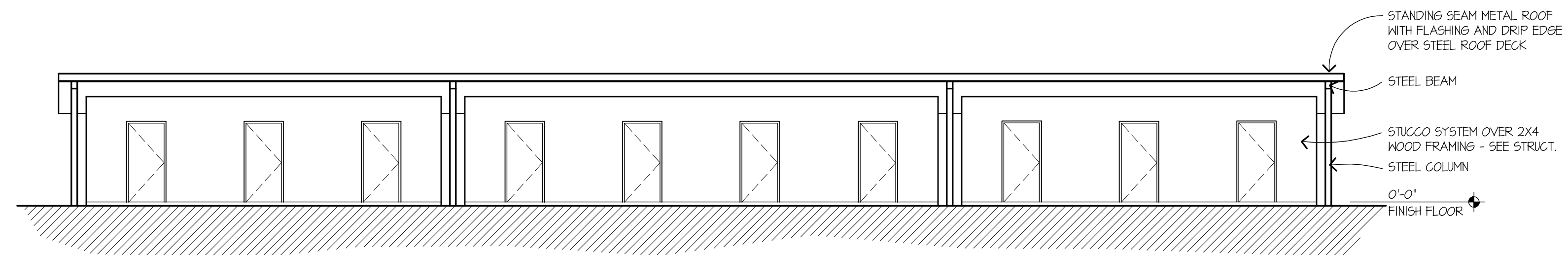
1/8" = 1'-0"



**TANDEM PARKING REAR ELEVATION**

04 / 08 / 2019

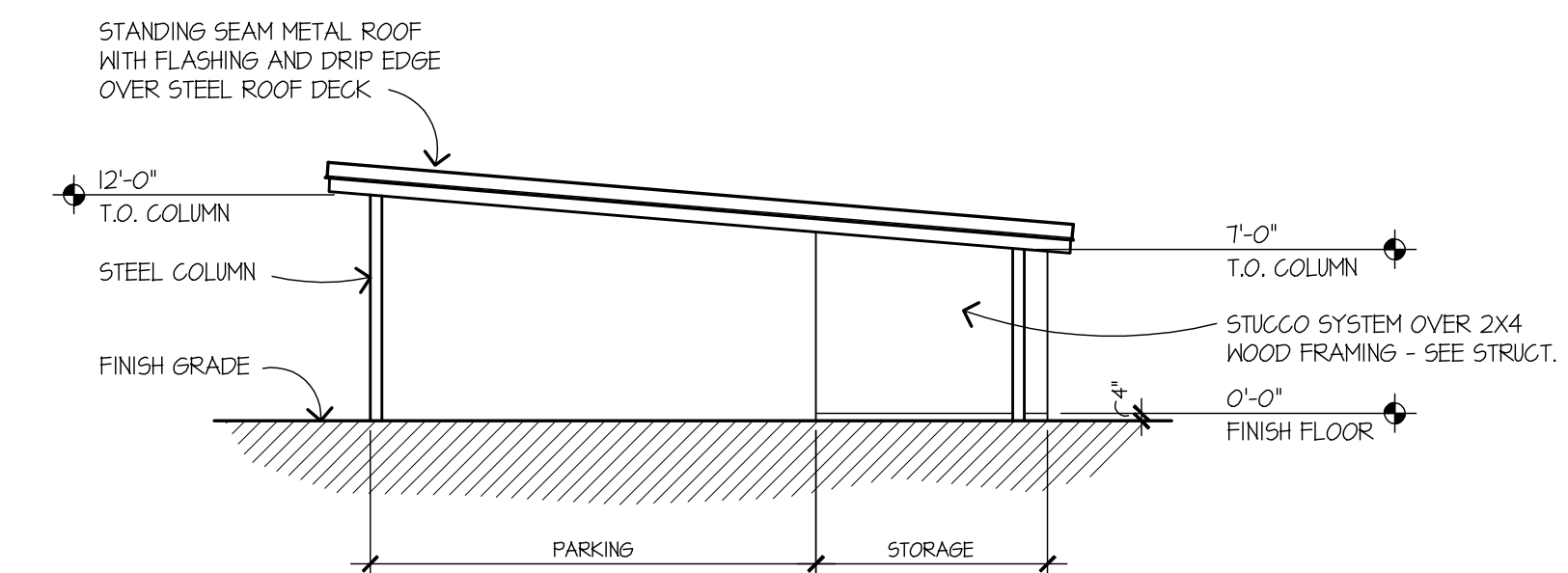
1/8" = 1'-0"



**SINGLE PARKING FRONT ELEVATION**

04 / 08 / 2019

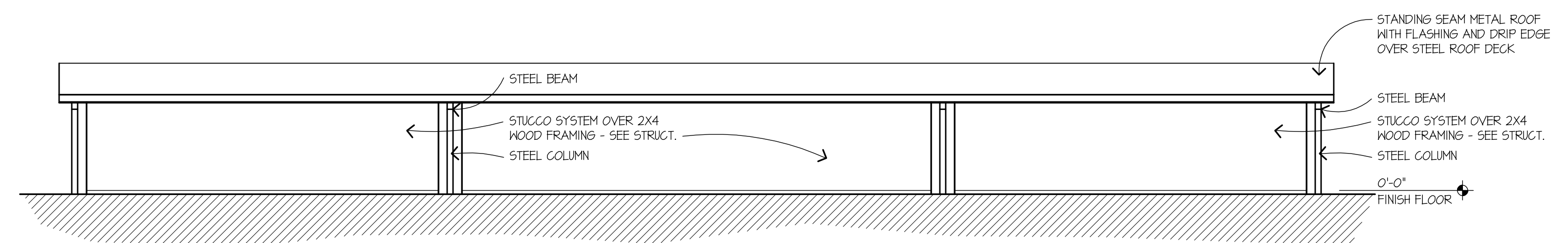
1/8" = 1'-0"



**SINGLE PARKING SIDE ELEVATION**

04 / 08 / 2019

1/8" = 1'-0"



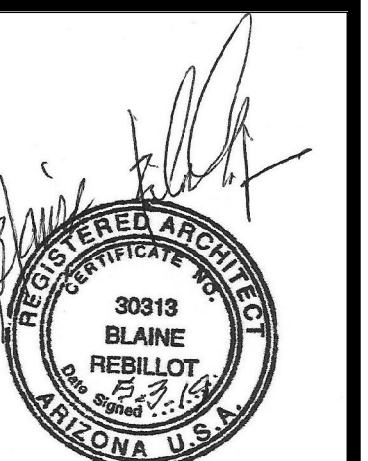
**SINGLE PARKING REAR ELEVATION**

04 / 08 / 2019

1/8" = 1'-0"

**WEE HOLLOW**  
**CARPOT STRUCTURES**  
 458 S NICHOLS STREET  
 CAMP VERDE ARIZONA 86322

**blaine rebillot**  
 registered architect  
 scottsdale arizona  
 phone 602 689 3757  
 alchemymvp@cox.net



EXPIRES 06/30/2022

**EXTERIOR ELEVATIONS**

SCALE : 1/8" = 1'-0"  
DATE : 05 / 03 / 2019

**SHEET #**

**A2**

**SPECIAL SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS STE. 106  
THURSDAY, OCTOBER 3, 2019  
6:30 PM**

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

**1. Call to Order**

Chairman Norton called the meeting to order at 6:30 p.m.

**2. Roll Call**

Chairman Chip Norton, Vice Chairman Bruce George, Commissioners: Mike Hough, Greg Blue, and Steve Vanlandingham are present. Commissioners Jackie Baker and Cris McPhail are absent.

**Also Present**

Community Development Director Carmen Howard, Town Planner Melinda Lee, and Recording Secretary Jennifer Reed.

**3. Pledge of Allegiance**

Chairman Norton led the Pledge.

**4. Consent Agenda**

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

**A. Approval of Minutes:**

September 5, 2019 – Regular Session

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

TBD

**Motion** was made by Vice Chairman George to accept the consent agenda as presented. Second was made by Commissioner Hough. **Motion** carried unanimously with Chairman Norton, Vice Chairman George, Commissioners Blue, Vanlandingham and Hough approving.

**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 comments.

**6. Discussion, and possible recommendation to the Town Council regarding an application submitted by David Meier, for a PAD Final Site Plan of Wee Hollow Subdivision, a proposed Micro-Housing Residential Community, located at Fain and Nichols Streets, just east of Main Street, on APNs 404-30-029D, 404-23-013A, and 404-23-050A in Camp Verde, Yavapai County, Arizona.**

Town Planner Melinda Lee stated in November of 2018, the applicant, David Meier, received approval for a Zoning Map Change to R2-PAD (Residential: Duplexes & Other Multi-Family Uses, Planned Area Development). As a follow up to the PAD approval, he is required to receive approval on his plans for the development through the Final Site Plan process. The Final Site Plan will show the details and design of the project. Ms. Lee reviewed the project. Mr. Meier is still working on the Final Plat phase of the project, which will go before the Council, with the Final Site Plan, when that is complete.

Ms. Lee stated that Commissioner McPhail was not able to be at this meeting but sent an email with comments about the project which she hopes the Commission would consider. In her email she states the landscape design

is very appropriate, there is a mixture of trees, and she hopes the developer will be encouraged to use sturdy hard pipe irrigation on risers instead of "spaghetti tubing". The carports with solar and rear storage are well conceived. The overall concept for affordable housing is a solid addition to the town, downtown specifically, and is worthy of support.

Ms. Lee did a presentation for the project and stated that all of the required steps have been completed. Staff recommended approval of the request for the PAD Final Site Plan.

Commissioner Vanlandingham requested verification of various aspects of the parking. Ms. Lee confirmed that there are six private garages that are incorporated into the houses; the 14 parking spaces on Nichols Street are intended to be shared spaces that will be open to public. Mr. Meier stated they anticipate 1-2 vehicles per home and there will also be designated, on-site, tandem spaces as well.

Commissioner Vanlandingham asked if there will be an HOA; Mr. Meier stated there will be an HOA that will take effect immediately.

**Motion** was made by Vice Chairman George to recommend approval of the application for a PAD Final Site Plan as requested by the property owner David Meier. The property is located at 485 N. Nichols Street on parcels 404-30-029D, 404-23-013A, and 404-23-050A in Camp Verde. Second was made by Commissioner Vanlandingham. **Motion** carried unanimously with Chairman Norton, Vice Chairman George, Commissioners Blue, Vanlandingham and Hough approving.

**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.*

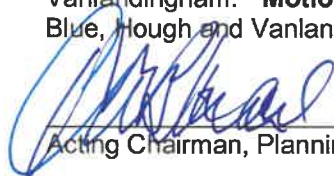
None.

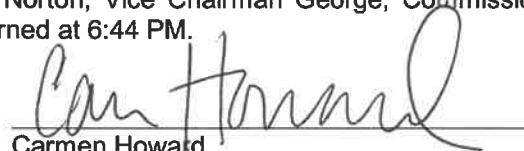
**8. Staff Comments**

Ms. Howard asked the Commission to keep in mind they are short on the Board of Adjustments and would like to find additional people to sit on that Board.

**9. Adjournment**

**Motion** was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Vanlandingham. **Motion** carried unanimously with Chairman Norton, Vice Chairman George, Commissioners Blue, Hough and Vanlandingham approving. Meeting was adjourned at 6:44 PM.

  
\_\_\_\_\_  
Acting Chairman, Planning & Zoning Commission

  
\_\_\_\_\_  
Carmen Howard  
Director, Community Development

**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 during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 3<sup>th</sup> day of October 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3<sup>rd</sup> day of October 2019.

Jennifer Reed  
Jennifer Reed, Recording Secretary