

***Support your local merchants.***

**AGENDA  
REGULAR SESSION  
COUNCIL HEARS PLANNING AND ZONING MATTERS  
COMBINED  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, NOVEMBER 19, 2014 at 6:30 P.M.**

**A MAJORITY OF THE PLANNING & ZONING COMMISSION MAY BE PRESENT AT THIS MEETING**

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**
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) Special Session – November 5, 2014
    - 2) Executive Session – November 5, 2014 - Recorded
    - 3) Regular Session – November 5, 2014
  - b) **Set Next Meeting, Date and Time:**
    - 1) November 26, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters – **CANCELLED**
    - 2) December 3, 2014 at 6:30 p.m. – Regular Session
    - 3) December 10, 2014 at 5:30 p.m. – Work Session
    - 4) December 17, 2014 at 6:30 p.m. – **Combined Regular/Council Hears P&Z Matters**
    - 5) December 24, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters - **CANCELLED**
  - c) **Possible authorization to increase Operating Transfer budget lines in the Federal Grants, CDBG and General Funds for the Fiscal Year 2014-15 Budget for a total of \$1,252.49** Staff Resource: Michael Showers
5. **Special Announcements and presentations:**
  - **There are no Special announcements or presentations**
6. **Call to the Public for Items not on the Agenda.**
7. **Discussion, consideration, and possible approval of a Class 9 Amended Liquor License Application for Basha's Store #49, located at 650 West Finnie Flat Road, Camp Verde.** Staff Resource: Debbie Barber
8. **Public Hearing, followed by discussion, consideration, and possible approval of Resolution 2014-941, a Resolution of**

the Common Council of the Town of Camp Verde, Arizona, Yavapai County, approving a minor general plan amendment to go from residential high density 11 units per acres maximum to commercial for approximately 21.87 acres, located on parcel 403-23-104F at the east end of N. Homestead Parkway. Staff Resource: Mike Jenkins

- Call for Staff presentation
- Declare Public Hearing Open
- Declare Public Hearing Closed
- Call for Council Discussion

9. **Public Hearing, followed by discussion, consideration, and possible approval of Ordinance 2014-A394, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-233-104F consisting of approximately 21.87 acres to go from PAD, approximately 17.26 acres and M1, approximately 4.61 acres, to a zoning of C2 (Commercial: General Sales & Services). This property is located on parcel 403-23-104F at the east end of N. Homestead Parkway Staff Resource: Mike Jenkins**

- Call for Staff presentation
- Declare Public Hearing Open
- Declare Public Hearing Closed
- Call for Council Discussion

10. **Discussion, consideration and possible approval of Ordinance 2014-A400, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona relating to Ordinance 2014-A398, adopted on September 17, 2014, which removed exemption (q) sales of food for home consumption, under section 8-465 Retail Sales: Exemptions, and Declaring an Emergency. Staff Resource: Michael Showers**

11. **Discussion, consideration, and possible direction to staff to transfer \$5,822 from account 01-999-20-796000, Water Advisory Committee, to Economic Development Department Projects account 01-170-20-757100 to fund a contract extension for the Economic Development Intern. This transfer would extend the position through June 31, 2015. Staff Resource: Steve Ayers**

12. **Discussion, consideration, and possible approval of request by the Sesquicentennial Committee to proceed with a plan that would declare the area surrounding the gazebo to be the Town's Official Sesquicentennial Park. Staff Resource: Steve Ayers**

13. **Call to the Public for items not on the agenda.**

14. **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.

15. **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.

16. **Adjournment**

Posted by:



Date/Time:

11-13-2014

9:00 a.m.

Note: Pursuant to A.R.S. §38-431.03(A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

H. C. 1

**DRAFT SPECIAL SESSION MINUTES  
MAYOR AND COUNCIL  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
WEDNESDAY, NOVEMBER 5, 2014 at 5:45 P.M.**

Minutes are a summary of the discussion. They are not verbatim.  
Public input is placed after Council discussion to facilitate future research.

**1. Call to Order**

Mayor German called the meeting to order at 5:45 p.m.

**2. Roll Call**

Mayor German, Vice Mayor Baker, and Councilors George, Gordon, Jones, and Whatley were present. Councilor Carol German was absent.

**Also Present**

Town Manager Russ Martin and Deputy Town Clerk Virginia Jones were present. Town Attorney Bill Sims was present telephonically.

**3. Discussion with the Town Attorney concerning taxation and/or the referendum process.**

On a motion by XX, seconded by XX, the Council voted unanimously to go into Executive Session for the purposes of receiving legal advice on the items as listed on the agenda pursuant to ARS §38-431.03(A)(3) for discussion or consultation with the attorney for legal advice and ARS §38-431.03(A)(4) discussion or consultation with the Town Attorney to consider Council's position and instruct the Attorney(s) regarding Council's position in contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

On a motion by Baker, seconded by Gordon Council voted to go into Executive Session for discussion with the Town Attorney concerning taxation and/or the referendum process

The Special Session was recessed at 5:46 p.m. and reconvened at 5:59 p.m.

**4. Adjournment**

On a motion by George, seconded by Baker, the meeting was adjourned at 5:59 p.m.

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

\_\_\_\_\_  
Virginia Jones, Deputy Town Clerk

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions and/or discussion of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on November 5, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Virginia Jones, Deputy own Clerk

4.03

**DRAFT MINUTES  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, NOVEMBER 5, 2014 at 6:30 P.M.**

Minutes are a summary of the discussion. They are not verbatim.  
Public input is placed after Council discussion to facilitate future research.

- 1. **Call to Order**  
Mayor German called the meeting to order at 6:30pm.
- 2. **Roll Call**  
Mayor Charles German, Vice Mayor Jackie Baker, Councilors Robin Whatley, Bruce George, Brad Gordon, and Jessie Jones were present. Carol German was absent

**Also Present**

Town Manager Russell Martin, Economic Development Director Steve Ayers, Finance Director Mike Showers, Deputy Clerk Virginia Jones, and Recording Secretary Saepyoel Choe.

- 3. **Pledge of Allegiance**  
Mayor German 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 Council requests.
  - a) **Approval of the Minutes:**
    - 1) Work Session – October 22, 2014
    - 2) Regular Session – October 15, 2014
  - b) **Set Next Meeting, Date and Time:**
    - 1) November 12, 2014 at 5:30 p.m. – Work Session
    - 2) November 19, 2014 at 6:30 p.m. – **Combined Regular/Council Hears P&Z Matters**
    - 3) November 26, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters – **CANCELLED**
    - 4) December 3, 2014 at 6:30 p.m. – Regular Session
    - 5) December 10, 2014 at 5:30 p.m. – Work Session
    - 6) December 17, 2014 at 6: 30 p.m. – **Combined Regular/Council Hears P&Z Matters**
    - 7) December 24, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters - **CANCELLED**
  - c) **Possible approval of and authorization for the Mayor to execute a Public Road Easement and Maintenance Agreement for non-exclusive use to parcel 404-32-220A (3262 S. Terrace Lane, Verde Lakes Subdivision). Staff Resource: Ron Long**
  - d) **Possible approval as Trustees to the Camp Verde Sewer District of the First Amendment to the Intergovernmental Agreement between the Town of Camp Verde, Arizona and the Camp Verde Sanitary District. This amendment amends the effective date of the original IGA to July 1, 2013, specifies the exact relationship between the Town and the District, and defines how District assets and liabilities will be handled in the Town’s accounting system. Staff Resource: Mike Showers**
  - e) **Possible approval as the Mayor and Common Council of the First Amendment to the Intergovernmental Agreement between the Town of Camp Verde, Arizona and the Camp Verde Sanitary District. This amendment amends the effective date of the original IGA to July 1, 2013, specifies the exact relationship between the Town and the District, and defines how District assets and liabilities will be handled in the Town’s accounting system. Staff Resource: Mike**

Showers

On a motion by George, seconded by Vice Mayor Baker, Council unanimously approved the Consent Agenda as presented.

5. **Special Announcements and presentations:**
  - **Possible approval of a proclamation declaring November as American Diabetes Month**  
Mayor German proclaimed November as American Diabetes Month.
6. **Call to the Public for Items not on the Agenda.**  
There was no public input.
7. **Discussion, consideration, and possible direction to staff relative to referendum petitions submitted to refer Ordinance 2014-A398, establishing a 3% sales tax on food for home consumption.** Staff Resource: Debbie Barber  
On a motion by George, seconded by Vice Mayor Baker, Council voted unanimously to direct staff to prepare an ordinance to repeal Ordinance 2014-A398, noting that this must be done prior to November 25.

Martin stated that there was an executive session on this topic and explained the options before Council: 1) Continue with the referendum process, 2) Prepare an ordinance to repeal the ordinance that passed the food tax, or 3) Prepare an ordinance to repeal the food tax ordinance and send the question of a food tax to the voters at a future election.

#### **Public Hearing**

Steve Goetting spoke to several hundred people in support of the petition against the food tax, including prominent families and long-time business owners committed to seeing Camp Verde succeed. All signers of the petition, even those who have supported the new library building, agree that Council has not communicated an adequate vision for the food tax revenue. Capital Improvement Projects and sewers along Hwy 260 do not justify the need for the food tax.

Jim Meredith asked Council to acknowledge the fact that food costs are already high, and to do the right thing: cancel the tax, and look at bonding or other options for revenue. He stated that everyone could already predict the outcome of a public vote.

#### **Discussion**

Mayor German said he spoke with several families who supported the food tax, and preferred it to a property tax. Camp Verde needs to be ready within the next 1 ½ - 3 years with the infrastructure needed for those who want to invest in the Town. Mayor German stated that the sleeves across Hwy 260 would allow for sewer lines for future new businesses, and relieve some of the tax burden on the residents who have been paying the highest tax in Yavapai County, noting that many of those residents have not even had access to the sewer services for which they have been paying for. Mayor German stated that Camp Verde needs to invest in engineering support to provide Verde Valley Medical Clinic with the answers they need for the placement of sidewalks, and acceleration / deceleration zones.

Mayor German stated he does not wish to make enemies by voting for something the people do not want. If the Council decides to continue with the Referendum process, the cost of an election would be \$30,000. Mayor German reminded everyone that highway 260 was a dead issue until out Town Manager, Russell Martin, revived it; and now it is a hot issue.

Councilor George stated he does not want to waste \$30,000 on a special election, and recommended Council agree to Option 2, directing staff to bring back an Ordinance repealing the food tax.

Vice Mayor Baker stated that Steve Goetting expressed the issues well, and that Council appreciates how actively the public has been communicating their wishes. She stated that it is to Camp Verde's credit that Council rarely has to guess what its citizens are thinking.

Councilor Whatley stated that Camp Verde needs economic development, to complete Capital Improvement Projects, to build the new library, to improve Hwy 260, and to bring in Verde Valley Medical Clinic--all at the same time. The \$30,000 it would cost for a special election could pay for half of the gym roof. We need the money, but perhaps it is not the right time for a food tax.

Councilor Jones stated that she is eager to take the extra steps needed to get Camp Verde closer to bigger opportunities. \$400,000 from the food tax, is only a small portion of the several million needed for what Council would like to do for the Town, but she wants to make the commitments necessary to inch toward the goals--which include Hwy 260, the park, and the library.

Councilor George requested Item #8:

8. **Presentation of by Verde Valley Care Givers Executive Director Kent Ellsworth regarding transportation for person with special needs.**

Director Kent Ellsworth, Kim Miller, and two Driver/Call-Center Volunteers were introduced to Council. The presentation is attached and becomes part of the public record.

Ellsworth reported all the services the Verde Valley Care Givers provide, explained that they anticipate a partnership with Rainbow Acres for use of their transportation fleet, and highlighted that they are a nationally-awarded organization.

Councilor Whatley stated that she was impressed by the work of the volunteers and recognized them for their accomplishments.

Cindy Walker, a Volunteer, explained that at least three people in Camp Verde have to go to Cottonwood three times a week for dialysis. This becomes difficult to juggle with various appointment times on the same day with only a few volunteers. It would be much more efficient to have a large vehicle to be able to transport everyone at one time. The organization reimburses mileage, but that becomes a large expense, so she budgets for the cost of the extra miles. There are only 11 volunteers available to serve more than 250 Camp Verde clients, so they must prioritize medical appointments, then food needs, then routine requests. She asked others to consider being a Verde Valley Care Giver Volunteer.

Vice Mayor Baker said they just presented a great case for the need to have dialysis available at new VVMC in Camp Verde.

9. **Discussion, consideration, and possible acceptance of a grant from the Friends of the Verde River Greenway in the amount of \$50,000 for the development of a River Recreation Master Plan for the Town of Camp Verde. Staff Resource: Steve Ayers**

On a motion by Gordon, seconded by Vice Mayor Baker, Council voted unanimously to accept a grant from the Friends of the Verde River Greenway in the amount of \$50,000 for the development of a River Recreation Master Plan for the Town of Camp Verde.

Steve Ayers stated that the Verde River is an important resource with economic value that offers the Town a sense of place. It has long been the Town's desire to increase access and recreation along the river, but that it needs support to overcome some the obstacles. We hope to learn from Clarkdale's success. This grant from the Walton Family Foundation, for which we received notice in September, would allow Camp

Verde to employ people to engage the public, the Nature Conservancy, private property owners, and local stakeholders in the process of maximizing the river's potential. Ayres stated the Town has also received \$35,000 from the National Parks Service. Out of the 30 recipients of the grant, three were from the Verde Valley—including Rimrock and Clarkdale.

Vice Mayor Baker stated that this is a big undertaking with many agreements needed in order to accomplish the goals, and that it will not be easy. She commended Ayers for the bold venture.

Ayers explained that they have already met with many landowners, and have seen an energetic response. No matching fund are needed, in fact, AZ State Parks has verbally committed to an additional \$10,000, if needed. An Engineer candidate has been selected, and Ayers will bring the matter before Council for approval before hiring. Ayres indicated there is a significant need for a river management plan; and this grant will help with that.

Steve Goetting stated that he is the Vice President for Diamond S. Ditch, near White Bridge and that he is excited to see more access points and improvements.

Ayers stated that the White Bridge area is definitely a key feature, for which there are exciting plans in store.

10. **Discussion, consideration, and possible approval of Resolution 2014-932, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona extending the terms of the sitting Mayor and Council members pursuant to ARS §16-204 as amended, related to consolidated elections.** Staff Resource: Debbie Barber

On a motion by Vice Mayor Baker, seconded by George, Council voted unanimously to approve Resolution 2014-932, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona extending the terms of the sitting Mayor and Council members pursuant to ARS §16-204 as amended, related to consolidated elections.

Town Manager, Russell Martin explained that the Legislature changed the law allowing Candidate elections in only even number years and passed a law that communities could only extend the terms of existing Council held seats. Martin continued that in the past the Town has always had candidate elections in odd numbered years. The Resolution will extend the Mayor and Council terms.

Vice Mayor Baker explained that the League of Cities and Towns worked very hard to fight against the decision by the State Legislature, in order to prevent this problem, but that the State Legislature moved forward in spite of their objections. Charter cities

Mayor German joked that he did not go behind closed doors to extend his tenure, but that a Resolution of this nature is required to abide by State law.

11. **Call to the Public for items not on the agenda.**

There was no public input.

12. **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.

Baker: Trick or Treat on Main Street was a great success, Councilor George's dog dressed as a lion was a bit hit; she attended the second meeting of Focus Future, a tool for economic development with great ideas

and participation.

Gordon: Attended Leaders of the Verde, hosted by Verde Valley Land Preservation, new judge's welcome party, Planning & Zoning meeting, String of Pearls meeting, and the 10<sup>th</sup> anniversary of American Heritage School. He is impressed with AHA for promoting American values.

German: acknowledged AHA as a very interactive school, which teaches American history and civic involvement; they also volunteer for trash pick-up along Finnie Flat Road.

13. **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.

Martin encouraged Council to invited everyone to the 5:30 p.m. Work Session next Wednesday about Hwy 260 and the sewer. He would like all concerned citizens to be a part of the brainstorming and join the discussion early on. He will also with the newspaper to keep the public informed. He recognized the effort it takes to host an event as big as Trick or Treat on Main Street. It was a big success and he hopes the Town will keep up year after year. The Library project is posted for bidding. Pre-bid is Nov 17<sup>th</sup>, and he hopes to bring the matter before Council January 1st for a decision.

14. **Adjournment**  
On a motion Vice Mayor Baker, seconded by Jones, Council voted unanimously to adjourn the meeting at 7:51pm.

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Charles German, Mayor

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Saepyol Choe, Recording Secretary

#### **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 November 5, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

---

Debbie Barber, Town Clerk



4.C



Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date:** November 19, 2014

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

**Requesting Department:** Finance

**Staff Resource/Contact Person:** Mike Showers

**Agenda Title (be exact):** Request to increase Operating Transfer budget lines in the Federal Grants, CDBG and General Funds for the FY15 Budget as shown on the Budget Change/Re-Appropriation Form.

**List Attached Documents:** 1) Budget Change/Re-Appropriation Form

**Estimated Presentation Time:** N/A

**Estimated Discussion Time:** N/A

**Reviews Completed by:**

- Department Head:       Town Attorney Comments:

Finance Review:  Budgeted     Unbudgeted     N/A

**Finance Director Comments/Fund:**

**Fiscal Impact:** No fiscal impact.

**Comments:** Operating Transfers have no restrictes from being increased on the approved budget

**Background Information:** Two issues: 1) We received reimbursement monies (\$952.49) from our ballistic vest grant for purchases coded to our general fund department 600. As the money has come into our Federal Grants fund, we now need an operating transfer to money the money into the general fund where the expenses were in a prior fiscal year. 2) A nearly identical situation with our CDBG grant in which \$300 of reimbursement monies were received for expenses from our general fund. I am asking to simply move those funds, 1,252.49 in total, to the general fund as per the attached accounts.

**Recommended Action (Motion):** Approve the request to increase Operating Transfer budget lines in the Federal Grants, CDBG and General Funds for the FY15 Budget as shown on the Budget Change/Re-Appropriation Form.

**Instructions to the Clerk:** N/A

# Town of Camp Verde

## Budget Change/Re-Appropriation Form

Date: 11/7/2014

Council Agenda Date: 11/19/2014

Department Making Request: Finance

Department Head Approval: 

### Account Transferred FROM

### Account Transferred TO

Account Transferred FROM					Account Transferred TO				
Fund	Department	Account Number	Account Name	Amount	Fund	Department	Account Number	Account Name	Amount
8	N/A	08-000-49-550100	Op Trans Out	952.49	1	N/A	01-000-49-500800	Op Trans In	952.49
9	N/A	09-000-49-550100	Op Trans Out	300.00	1	N/A	01-000-49-500900	Op Trans In	300.00

Finance Director Approval: 

Date: 11/7/14

Comments: Expenses were made in general fund. Revenues brought into grant funds. Move \$ to  
General Fund to reimburse expenses.

7



**Agenda Item Submission Form – Section I**

**Meeting Date: November 19, 2014**

Consent Agenda       Decision Agenda       Executive Session Requested

Presentation Only       Action/Presentation

**Requesting Department: Clerk's Office**

**Staff Resource/Contact Person: Deborah Barber**

**Agenda Title (be exact: Discussion, consideration and possible approval of a class 9 amended liquor license for Basha's store #49, located at 650 W. Finnie Flat Rd, Camp Verde, AZ 86322.**

**List Attached Documents: – Liquor License Application**

**Estimated Presentation Time: 5**

**Estimated Discussion Time: 10**

**Reviews Completed by: N/A**

Department Head: Deborah Barber       Town Attorney Comments: N/A

Finance Department N/A

**Fiscal Impact: None**

**Budget Code: N/A      Amount Remaining: \_\_\_\_\_**

**Comments:**

**Background Information:** Staff received the Liquor License Amendment on 10-23-2014 and received required payment on 10-24-2014 and posted the application for the required 20 days as required by law.

**Recommended Action (Motion):** Approve a class 9 amended liquor license for Basha's store #49, located at 650 W. Finnie Flat Rd, Camp Verde, AZ 86322.

**Instructions to the Clerk:** Section II not required. Process application.

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W. Washington-5th Floor  
Phoenix, AZ 85007-2934

14 OCT 2 11:46 AM '14

\*Amendment

www.azliquor.gov  
(602) 542-5141

AMENDMENT

APPLICATION FOR AGENT CHANGE - ACQUISITION OF CONTROL - RESTRUCTURE

Check Appropriate Box

Agent Change  
Complete Sections 1,2,3,4,6  
(See Note 1 on back)

Acquisition of Control  
Complete Sections 1,2, (3,4 if changing Agent), 6

Restructure  
Complete Sections 1,2,(3,4 if changing Agent), 5,6  
(See Note 2 on back)

SECTION 1 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

1. Name (INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER)  
K BASHA, MICHAEL JOSEPH

Last First Middle Liquor License # 09130005

2.  Corporation  LLC  N/A Corp. File #  
(Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name:  
(Exactly as it appears on license)

4. Business Address:  
(Do not use P.O. Box Number) City COUNTY Zip

5. Is the business located within the incorporated limits of the above city or town?  Yes  No

6. Mailing Address:  
City State Zip

7. Business Phone: ( ) Residence Phone: ( )

8. Does this transaction involve the sale of any portion of the corporate stock?  YES  NO  N/A If yes, submit a certified copy of minutes.

9. Has there been any change of officers?  YES  NO  N/A If yes, submit a certified copy of minutes.

SECTION 2 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

Each person listed in Section 11 must submit a personal questionnaire (Form LIC0101) and a Department approved fingerprint card which may be obtained at the Dept. A person appearing in both lists need only submit one questionnaire and fingerprint card.

1. List individual owner or partners or all directors, officers in corp., members in LLC:

Last	First	Middle	Title	Residence Address	City	State	Zip

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

2. List stockholders or controlling members owning 10% or more of Corp/LLC:

Last	First	Middle	% Owned	Residence Address	City	State	Zip

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

Disabled individuals requiring special accommodations please call the Department

1/7/2013

Date Received 10/02/14  
CSR M.S.

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor  
 Phoenix AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

'14 SEP 9 Lic. # 945

AMENDMENT

APPLICATION FOR AGENT CHANGE - ACQUISITION OF CONTROL - RESTRUCTURE

Check Appropriate Box

Agent Change

Complete Sections 1,2,3,4,6  
 (See Note 1 on back)

Acquisition of Control

Complete Sections 1,2 (3,4 if changing Agent); 6

Restructure

Complete Sections 1,2,(3,4 if changing Agent), 5,6  
 (See Note 2 on back)

SECTION 1 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

1. Name (INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR LLC CONTROLLING MEMBER)

BASHA, MICHAEL BASHA

Last

First

Middle

Liquor License #

09130005

2.  Corporation  LLC  N/A

BASHAS INC

Corp. File # 044605-4

(Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name:

4. Business Address:

(Exactly as it appears on license)

(Do not use P.O. Box Number)

City

COUNTY

Zip

5. Is the business located within the incorporated limits of the above city or town?  Yes  No

6. Mailing Address:

City

State

Zip

7. Business Phone: ( )

Residence Phone: ( )

8. Does this transaction involve the sale of any portion of the corporate stock?  YES  NO  N/A If yes, submit a certified copy of minutes.

9. Has there been any change of officers?  YES  NO  N/A If yes, submit a certified copy of minutes.

SECTION 2 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

Each person listed in Section 1 must submit a personal questionnaire (Form LIC0101) and a Department approved fingerprint card which may be obtained at the Dept. A person appearing in both lists need only submit one questionnaire and fingerprint card.

1. List individual owner or partners or all directors, officers in corp., members in LLC:

Last	First	Middle	Title	Residence Address	City	State	Zip

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

2. List stockholders or controlling members owning 10% or more of Corp/LLC:

Last	First	Middle	% Owned	Residence Address	City	State	Zip

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

Disabled individuals requiring special accommodations please call the Department.

1/7/2013

Date Received: 10/02/14  
 CSR: M.S.

APPLICATION FOR AGENT CHANGE - ACQUISITION OF CONTROL - RESTRUCTURE

Check Appropriate Box

Agent Change

Complete Sections 1,2,3,4,6 (See Note 1 on back)

Acquisition of Control

Complete Sections 1,2, (3,4 if changing Agent), 6

Restructure

Complete Sections 1,2,(3,4 if changing Agent), 5,6 (See Note 2 on back)

SECTION 1 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

1. Name (INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER)

BASHA MICHAEL Joseph 09/30005
Last First Middle Liquor License #

2. Corporation L.L.C. N/A: BASHAS' INC Corp. File # 0044605-4

3. Business Name: Bashas' #49

4. Business Address: 650 W Tinney St Camp Verde Yavapai
(Do not use P.O. Box Number) City COUNTY Zip 86322

5. Is the business located within the incorporated limits of the above city or town? Yes No

6. Mailing Address: PO Box 488 Chandler AZ 85244
602-252-5385 City State Zip

7. Business Phone: 480-940-2224 Residence Phone: 480-940-2224

8. Does this transaction involve the sale of any portion of the corporate stock? YES NO N/A If yes, submit a certified copy of minutes.

9. Has there been any change of officers? YES NO N/A If yes, submit a certified copy of minutes.

SECTION 2 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

Each person listed in Section II must submit a personal questionnaire (Form LIC0101) and a Department approved fingerprint card which may be obtained at the Dept. A person appearing in both lists need only submit one questionnaire and fingerprint card.

1. List individual owner or partners or all directors, officers in corp., members in LLC:

Table with columns: Last, First, Middle, Title, Residence Address, City State Zip. Content: See attached

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

2. List stockholders or controlling members owning 10% or more of Corp/LLC:

Table with columns: Last, First, Middle, % Owned, Residence Address, City State Zip. Content: See Attached

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

Disabled individuals requiring special accommodations please call the Department

**DISCLOSURE** for the parent entity. Attach additional sheets as necessary in order to disclose real people.

As an Agent, will you be physically present and operating the licensed premises?  YES  NO

If you answered YES, you must provide proof of attendance of a Department approved Liquor Law Training Course within the last five years before your application for Agent can be submitted. If "no" a manager with approved training must be submitted.

**SECTION 4 (COMPLETE THIS SECTION FOR AGENT CHANGE)**

To be completed by the INDIVIDUAL OR EXISTING AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER:

1. License Number: \_\_\_\_\_ Date of last renewal: \_\_\_\_\_

2. Current Licensee or Agent: \_\_\_\_\_  
(Exactly as it appears on license) Last First Middle

I, \_\_\_\_\_, hereby consent to the agent appointment named herein and  
(Print full name)

agree to immediately assign a new agent in the event of the death, resignation, or discharge of this agent. I also understand that if the background report shows that I, the corporation, or any officer, director, member, or stockholder have been convicted of a felony in the past five (5) years, I will immediately surrender the license to the Arizona Department of Liquor Licenses and Control and hereby waive all rights to appeal such action.

State of \_\_\_\_\_ County of \_\_\_\_\_

X \_\_\_\_\_ The foregoing instrument was acknowledged before me this  
(Signature of INDIVIDUAL/ CORPORATE/CLUB OFFICER/MEMBER)

\_\_\_\_\_ day of \_\_\_\_\_  
Day Month Year

My commission expires on: \_\_\_\_\_

\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

**SECTION 5 (COMPLETE THIS SECTION FOR RESTRUCTURE)**

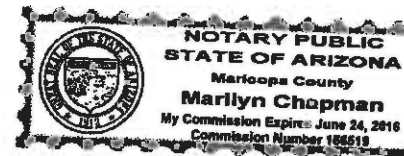
Is there more than one licensed premises involved?  YES  NO If yes, **SEPARATE APPLICATIONS** must be filed and fees paid for each license/location.

Type of current ownership:

- J.T.W.R.O.S.
- INDIVIDUAL
- PARTNERSHIP
- CORPORATION
- LIMITED LIABILITY CO.
- TRUST
- OTHER Explain \_\_\_\_\_

Type of new ownership:

- J.T.W.R.O.S.
- INDIVIDUAL
- PARTNERSHIP
- CORPORATION
- LIMITED LIABILITY CO.
- TRUST
- OTHER Explain \_\_\_\_\_



**SECTION 6 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)**

To be completed by INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER as listed in Question 1 Section 1:

I, MICHAEL JOSEPH BASHA, hereby declare that I am the APPLICANT filing this application.  
(Print full name)

have read the application and the contents and all statements are true, correct and complete.

X \_\_\_\_\_  
(Signature of INDIVIDUAL OR AGENT)

State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this

12 day of August, 2014  
Day Month Year

My commission expires on: 6/24/16

Marilyn Chopman  
(Signature of NOTARY PUBLIC)

**NOTE 1: The fee for an agent change MUST be submitted with this application: \$100.00 for the first application and \$50.00 for each additional application, not to exceed \$1,000.00. (A.R.S. 4-209.H)**

**NOTE 2: The \$100.00 fee for restructure/acquisition of control MUST be submitted with this application. (A.R.S. 4-209.A)**

## BASHAS' INC. OFFICERS

<i>TITLE</i>	<i>NAME</i>	<i>ADDRESS</i>	<i>CITY-STATE-ZIP</i>
PRESIDENT ; CHIEF OPERATING OFFICER	EDWARD N. BASHA III	2618 E. Virgo Place	CHANDLER, AZ 85249
VICE PRESIDENT WAREHOUSING/DISTRIBUTION	MICHAEL J. BASHA	16213S. 29 <sup>th</sup> Drive	PHOENIX, AZ 85045

## STOCKHOLDERS

<i>STOCKHOLDERS</i>	<i>ADDRESS</i>	<i>CITY/STATE/ZIP</i>	<i>% OF OWNERSHIP</i>
EDWARD N BASHA, JR - ESTATE	15 BULLMOOSE DRIVE	CHANDLER, AZ 85224	16.49
KAREN RISHWAIN	2350 MOREING ROAD	STOCKTON, CA 95204	10.31
CONSTANCE VITALE	6658 E. INDIAN BEND ROAD	PARADISE VALLEY, AZ 85253	12.37

## EDWARD N. BASHA, JR - ESTATE

EDWARD N. BASHA, JR - ESTATE	
NADINE K. MATHIS - TRUSTEE	





Town of Camp Verde

**Exhibit A - Agenda Item Submission Form – Section I**

**Meeting Date: November 19, 2014 Council Hears Planning & Zoning**

- Consent Agenda       Decision Agenda
- Presentation Only       Recommendation to Council

**Requesting Department: Community Development**

**Staff Resource/Contact Person: Michael F. Jenkins – Community Development Director**

**Agenda Title (be exact):**

Public Hearing, Discussion, Consideration and possible approval of Resolution 2014-941, a Resolution of the Town of Camp Verde, Yavapai County, Arizona on GPA 20140244 an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

(This property will not have an address assigned until a building permit application has been submitted)

**List Attached Documents:**

Application, Directions to Property, Letter of Intent, Neighborhood meeting comments, Site Plan, Vicinity Map, Land Use Map and Zoning Map of Adjacent properties.

**Estimated Presentation Time: 20 min.**

**Estimated Discussion Time: 30 min.**

**Reviews Completed by:**

**Department Head:** Michael Jenkins

**Town Attorney Comments:**

Town Attorney had no changes to the document as submitted for review.

As per Planning & Zoning Commissioner Burnside's question regarding proper processes being followed, it has been determined by the Town Attorney that proper and legal processes are being followed.

***Exhibit B – Agenda Item Submission Form – Section II (Staff Report)***

***Town of Camp Verde 11-19-2014 Council Hears Planning & Zoning***

***Agenda Item Submission Form – Section II (Staff Report)***

***Department: Community Development***

***Staff Resource/Contact Person: Michael Jenkins – Community Development Director***

***Contact Information: Mike Jenkins 554-0051***

***Background:***

The subject property currently is undeveloped. This parcel is located on the future extension of Homestead Parkway to the east and consists of approximately 21.87 acres, parcel 403-23-104F. The “mother” parcel is proposed to be split into three parcels, known as parcel A, parcel B and parcel C. (map is included in the packet) Proposed is the donation of 9.28 acres (parcel A) for a permanent location of the Verde Valley Archeological Center. Immediately to the east (parcel B) the Archeological Center could through donation or grant, purchase the additional 6 acres. Parcel C, which is 6.59 acres is proposed to be a Technology Center with parcels to accommodate several companies.

Per Mr. Simonton’s letter of intent, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway.

The Archeological Center exhibitions, public theater and a technology center require Commercial zoning which necessitates a minor General Plan Amendment to go from high density Residential (under an existing PAD) and a portion of the proposed parcel A, which is approximately 4.61 acres with a land use of Industrial, to go to a Commercial land use designation.

***This amendment will be a minor amendment as the proposed portion to be amended does not fall within the criteria of a Major General Plan amendment which is:***

- ***Significant change to the Circulation Element such as but not limited to:***
  1. ***A Change in the functional classification of existing or planned public roadways.***
  2. ***The relocation or displacement of existing or planned public roadways.***
- ***Proposed development uses more than 15 acre feet\* of potable\*\* water per year\*\*\*.***
- ***Any land use amendment contiguous to property previously amended through the minor amendment process.***
- ***Contiguous to a growth area and 100 acres or greater in size***
- ***Not contiguous to a growth area and 25 acres or greater in size.***
- ***Text change in conflict with approved General Plan.***

**Impact of Minor General Plan Amendment: (from a portion of Mr. Simonton's letter of intent)**

This amendment would meet the goals and needs of the community and furthers both the immediate and long range goals of the Town of Camp Verde in helping to meet its needs.

The Amendment would allow for:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town's appeal as the site of Fort Verde, Montezuma's Castle and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and Northern Arizona University.
- d. Provide public education opportunities through displays, theater presentations and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

Simonton Ranch Parcel 403-23-104F is unique as the location of the Archeological Center. In addition to its proximity to the freeway and Highway 260, it is the site of the pit houses and archeological features that are to be preserved. No other archeological museum in the State of Arizona is located on an archeological site itself. This opportunity is unique to this site.

**The following has been completed by the applicant and staff:**

**Agencies were notified. The responses are as follows:**

**Town of Camp Verde Building Official – No Comments**

**Town of Camp Verde Town Engineer – No Comments**

**Yavapai County Flood – We have no real comments for or issues on the proposed zoning map change for parcel 403-23-104F. The property is not located within a FEMA flood plain. There is a substantial wash that runs from the southwest corner of this parcel that could have drainage implications.**

**Yavapai County Development Services – No Comment.**

**Camp Verde Sanitary District – This property is located within the sewer collection system. The property will be required to connect to the sewerage system when structures are built.**

**Camp Verde Water – We currently do not serve this parcel. We have a twelve inch main located at Homestead Parkway and Davidson Drive. We could serve this parcel with an Advance in Aid Agreement. We have no objection for the approval of these requested changes. We are looking forward to service to this development.**

**Yavapai County Board of Supervisors – No Comment**

**Yavapai Co. Planning & Zoning – No Comment**

**Arizona Department of Water Resources – No Comment**

**Northern Arizona Council of Governments – No Comment**

**Yavapai-Apache Tribe – No Comment**

**Cottonwood City Council – No Comment**

- 14 letters were mailed to properties within 300' of the subject parcel on October 16, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.

The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.

The meeting was held October 21, 2014 at 473 S. Main St. Suite 109 from 6:00 pm to 7:45 pm., staff members were present. There were 8 neighbors who attended the meeting.

Their concerns were:

- When the proposed project would be built? Ken Zoll responded that ground breaking would be early 2017.
- What type of buffer would be provided between the Commercial and Residential property? Mr. Simonton responded that zoning requires a 25' buffer.
- What kind of buffer would be used? There was discussion regarding the vegetation which exists. Mr. Simonton inquired of the residents if a 50' buffer of natural vegetation would be acceptable.
- Mr. Simonton stated that one of the Pit Houses may be within 50' of the property line. The neighbor stated he does not object to the Archeological Center's development of the site.
- Will the Tech Park only have tech type businesses and not have such businesses such as a Laundromat. Steve Ayers responded that no promises or guarantees can be made. Mr. Simonton reminded the neighbor of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in the best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

***Recommendation by the Planning & Zoning Commission:***

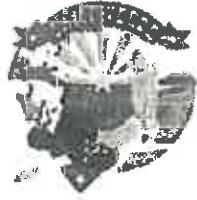
On a motion by Norton, seconded by Freeman, it is the recommendation to Council to approve a minor General Plan Amendment 20140244; an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy. This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.

*Commissioner Burnside opposed.*

**Recommended Motion:**

A Motion to approve Resolution 2014-921, a Resolution of the Town of Camp Verde, Yavapai County, Arizona on GPA 20140244 an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from High Density Residential, 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

**DRAFT**



**RESOLUTION 2014- 921**

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, APPROVING A MINOR GENERAL PLAN AMENDMENT TO GO FROM RESIDENTIAL HIGH DENSITY 11 UNITS PER ACRE MAXIMUM TO COMMERCIAL FOR APPROXIMATELY 21.87 ACRES. LOCATED ON PARCEL 403-23-104F AT THE EAST END OF N. HOMESTEAD PARKWAY**

**WHEREAS, The Town of Camp Verde adopted its General Plan on December 1, 2004 through Resolution 2004-614 and ratified by voters on March 8, 2005, and**

**WHEREAS, public notice and agency contact concerning Minor General Plan Amendment 20140244 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to Arizona Revised Statute, and**

**WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under Zoning Map Change 20140245 from PAD, approximately 17.26 acres and M1, approximately 4.61 acres, to C2 Commercial (General sales and services) and will conform to and be consistent with the General Plan as required in the Arizona Revised Statutes.**

**NOW THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.**

**The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcel 403-23-104F from High Density Residential and Industrial to Commercial as shown on EXHIBIT A (available at the Clerk's office located at 473 S. Main St., Suite 102, Camp Verde, AZ 86322.**

**Passed and adopted the 19<sup>th</sup> day of November 2014.**

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON NOVEMBER 19, 2014.**

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

Approved as to form:

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

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

\_\_\_\_\_  
Deborah Barber, Town Clerk



# Land Use

Project #: 2014 0244

## Application Form

CASE: 14-20

**1. Application is made for:**

- |   |                                    |                        |
|---|------------------------------------|------------------------|
| Zoning Map Change                           | Use Permit                         | General Plan Amendment |
| Conceptual Plan Review                      | Preliminary Plat                   | Final Plat             |
| PUD Zoning                                  | Variance                           | Sign                   |
| Street Abandonment                          | Minor Land Division                | Wireless Tower         |
| Appeal                                      | Verification of Non-Conforming Use |                        |
| Site Plan Compatibility Review (Commercial) |                                    |                        |

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

2. Project Name: SIMONTON RANCH PARCEL 1 1300 HOMESTEAD PKWY.  
Please print or type legibly

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

Owner Name: SIMONTON RANCH I, LLC

Applicant Name: SIMONTON RANCH I, LLC

Address: 310 N. PORTLAND AVENUE

Address: SAME

City: GILBERT State: AZ Zip: 85234

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

Phone: 480-218-7575 Phone: \_\_\_\_\_

E-mail: gssimonton@aol.com E-Mail: \_\_\_\_\_

4. Property Description: Parcel Number 403-23-104F Acres: 31.87 ACRES

Address or Location: NORTHEAST OF HOMESTEAD PARKWAY AND DAVIDSON DRIVE

Existing Zoning: R1-L PAD Existing Use: VACANT LAND

Proposed Zoning: C-2 Proposed Use: SEE BELOW

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

APPROXIMATELY 15.28 ACRES ANTICIPATED TO BE ARCHEOLOGICAL CENTER.

APPROXIMATELY 6.59 ACRES ANTICIPATED TO BE TECHNOLOGY PARK OR HEAVY OR GENERAL COMMERCIAL USE. PULL OUT OF PAD AND HAZ-0 ZONE

6. Certification: FOR THESE USES.

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: [Signature] Date: 8-18-2014 AND

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: 8-18-2014

# GENERAL PLAN AMENDMENT NARRATIVE

August 18, 2014

## PROPERTY

Simonton Ranch Parcel 1 is located on the future extension of Homestead Parkway, Camp Verde, Arizona and consists of approximately 21.87 acres of vacant land identified as Yavapai Tax Parcel 403-23-104F ("Parcel 1"). See attached legal description.

## SIMONTON RANCH BACKGROUND

Simonton Ranch is a master planned development originally known as The Homestead at Camp Verde, a Planned Area Development ("PAD"). The PAD consisted of approximately 393 acres approved for a maximum of 800 residential units and 300 multi-family units together with other property uses.

A Development Agreement ("Development Agreement") was recorded in Book 3663 Page 213 of Yavapai County on May 14, 1999. The Development Agreement provided that the Developer's commencement of any part of the PAD Plan would vest the entire PAD Plan. The Parties agreed that amendments to the PAD might be appropriate from time to time and that minor adjustments would be made by administrative amendments to be approved by the Town Planning and Zoning Director without notice or hearing and major amendments would be reviewed by the Planning and Zoning Commission and approved by the Town Council.

Consistent with the Development Agreement, the Developer amended the PAD several times, most recently as of April 26, 2006. At that time responding to requests from the Town, commercial uses along Finnie Flat Road were added to the PAD and approximately 17.35 acres at Homestead Parkway and Davidson Drive were removed from the PAD and hard zoned M-1 Industrial in an effort to create employment opportunities for the Town.

## VERDE VALLEY ARCHEOLOGICAL CENTER REQUEST

I was approached by Mr. Ken Zoll, Director of the Verde Valley Archeological Center ("Archeological Center") to allow further exploration of archeological sites on Simonton Ranch, specifically on Parcel 1. In spite of the fact that I along with Harvard Investments had expended approximately \$400,000.00 performing archeological exploration and preservation of artifacts and had cleared the entire PAD for development; Ken and the Archeological Center Board felt archeological education and history could be benefitted by additional exploration of previously found ancient pit sites.

I became aware the Archeological Center was considering several locations on which to permanently locate, some within the Town of Camp Verde and some outside of the Town and understood the Town was anxious to keep the Archeological Center in the Town for many reasons, including tourism. Ken was very convincing and his enthusiasm contagious.

I committed to donate up to 6 acres to the Archeological Center as a permanent home in Camp Verde and afford them the ability to have ongoing educational archeological studies and public demonstrations of pit houses and ongoing archeological work. The Archeological Center then drew a conceptual plan that occupied approximately 15 acres and included the majority of archeological sites on Simonton Ranch. While that far exceeded my offer to them, we were able to develop a mutually agreeable scenario in which I would donate 9.28 acres of land to the Archeological Center and they could through donation or

grant purchase the additional 6 acres. However, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway to the desired site either through grants, donations, or direct investment.

Yavapai College expressed their interest to pursue studies involving the proposed Archeological Center in the attached Letter of Intent. The Archeological Center is also pursuing conversations with NAU and their Anthropology Department.

The Archeological Center exhibitions, public theater, and uses require a minimum of C-2 Commercial – General Sales and Services, which necessitates a minor general plan amendment and is the basis for this request.

### **TOWN OF CAMP VERDE REQUEST**

I met with Mike Jenkins, Steve Ayers, and Jenna Owens of the Town of Camp Verde staff (“Staff”) to discuss the Archeological Center Site rezoning and residential use of the remainder of Parcel 1. Steve explained an opportunity for the Town to attract companies that would benefit from high speed internet services available from Suddenlink broadband cable.

Suddenlink is to provide internet speeds matching any found in the greater Phoenix area to Verde Valley Medical Center. Steve felt that internet capability together with a freeway location and location central to the Verde Valley would be attractive to many companies, including technology companies, and attract much needed employment businesses. He suggested that I make the remainder of Simonton Ranch Parcel 1 available as a technology center rather than a residential use.

The potential uses of a technology center or users of that type of property require a minimum of C-2 Commercial – General Sales and Services, which further necessitates this minor general plan amendment request.

### **IMPACT OF MINOR GENERAL PLAN AMENDMENT**

**MEETS GOALS AND NEEDS OF THE COMMUNITY.** Referring to the above, this Minor General Plan Amendment (“Amendment”) furthers both the immediate and long range goals of the Town of Camp Verde and helping to meet its needs. The Amendment and zoning change would allow:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town’s appeal as the site of Fort Verde, Montezuma’s Castle, and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and NAU.
- d. Provide public education opportunities through displays, theater presentations, and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

**NO ALTERNATIVE AREA.** Simonton Ranch is unique as the location of the Archeological Center. In addition to its proximity to the freeway and Highway 260, it is the site of the pit houses and archeological features that are to be preserved. No other archeological museum in the State of Arizona is located on the archeological site itself. This opportunity is unique to this site.



Simonton Ranch Parcel 1 is also in close proximity to the proposed Verde Valley Medical Center that is to locate on Simonton Ranch Parcel 8 and utilize Suddenlink internet services. Extension of those lines must necessarily be in close proximity.

EFFECT ON SURROUNDING PROPERTY. Parcel 1 is bounded on the north by Wood's Ditch and north of Wood's Ditch is vacant land owned by Arizona State Parks designated as open space. It is bounded on the east by the future extension of Homestead Parkway and then by vacant land owned by Summerset at Camp Verde, LLC, an affiliate of Simonton, and is zoned R1L-PAD. It is bounded on the south by vacant land zoned M-1 owned by Simonton Ranch 4, LLC, a Simonton company. It is bounded on the west by 3 properties (4 tax parcels) each with one residential home. The properties range in size from 3.06 acres to 8.02 acres and are accessed by way of Industrial Drive and abut industrial property to the south. There is no connection with or entrance through the Simonton Ranch property. All access to Parcel 1 uses will be by way of Homestead Parkway and is felt to have little impact on the surrounding properties.

### **SUMMARY AND FORMAL REQUEST**

Simonton Ranch 1, LLC, hereby respectfully requests the Town approve a Minor General Plan Amendment for Simonton Ranch Parcel 1 (403-23-104F) to C-2 General Sales and Services.

Sincerely,



G. Scott Simonton, Authorized agent  
Simonton Ranch 1, LLC

**GENERAL PLAN AMENDMENT PROJECT 20140244  
ZONING MAP CHANGE 20140245**

**NEIGHBORHOOD MEETING HELD OCTOBER 21, 2014**

Attending:      Owner:                      Scott Simonton

                    Town Staff:                      Steve Ayers  
   Mike Jenkins  
   Jenna Owens

                    Archeological Center:                      Ken Zoll

                    Neighboring Property Owners: Howard Johnston  
   Pat Johnston  
   Jeff Johnston  
   Tom Klucsarits  
   Kathleen Klucsarits  
   Richard Rodriguez  
   Regina Villone  
   William Davidson

Scott Simonton, representing Simonton Ranch 1, LLC as owner, presented an overview of Simonton Ranch and identified the property subject of the General Plan Amendment Request and Zoning Map Change Request. He also presented the background and purpose of the requests.

Ken Zoll, Director of the Verde Valley Archeological Center, presented an in depth discussion of the proposed Verde Valley Archeological Center, its mission, and benefits to archeology, education, the community, and to the general public.

Steve Ayers, Camp Verde Economic Development Director, presented the evolution of the portion of the property to be developed as a business technical park. He explained the benefits as far as grants for the extension of Homestead Parkway that would assist the Archeology Center and provide access to the Arizona State Parks and Forest Service land being negotiated to be managed by the Town for a community park that would provide public access to the Verde River. He also addressed the creation of jobs and the opportunity to benefit from Suddenlink extending fiber optic access to the tech park and assist in attracting businesses to the Town.

The meeting was then opened to questions from the neighbors.

Howard Johnston asked about the impact of the proposed projects on his property values.

Without waiting for an answer, he responded that he felt it would increase his property value and he was happy about the project.

Howard Johnston then asked in what year the project would be developed.

Ken Zoll responded that he expected the project to break ground in early 2017 and be completed in early 2018.

Tom Klucsarits stated that he was the most impacted property owner and had concerns about what kind of buffer would be provided between the project and his property as visibility was a concern.

Scott Simonton responded that when commercial property abuts residential property zoning requires a minimum of a 25-foot buffer.

Tom Klucsarits felt that may not be adequate.

William Davidson added that the buffer be a natural buffer.

Scott Simonton asked what type of natural vegetation exists at the present.

Tom Klucsarits stated that it was thick with mesquite trees and he would like them to remain.

Scott Simonton asked if he would be pleased with a 50-foot buffer of natural vegetation as it exists now.

Tom Klucsarits stated that was a generous proposal and that he would not object to the project if there were a requirement of a 50-foot buffer of natural vegetation as it exists now. He would prefer the mesquite trees be left and the brush cleared.

Scott Simonton clarified that one of the pit houses may be within 50 feet of his property line and if so it has to be developed as part of the Archeological Center.

Tom Klucsarits stated that he was confident one of the pit houses is within 50 feet of the property line and that he does not object to the Archeological Center's development of that site.

Scott Simonton addressed Mike Jenkins that the 50-foot setback stipulation would either have to be on the tech park site only or allow for any exception that the Archeological Center may need in the development of its project.

Tom Klucsarits asked if it could be guaranteed that the tech park will have only tech type businesses and not have such businesses as a Laundromat.

Steve Ayers responded that no promises or guarantees can be made.

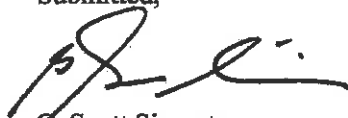
Scott Simonton reminded him of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in his best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

William Davidson requested that the 50-foot buffer be extended along the adjacent M-1 property that abuts his property.

Scott Simonton responded that he does not own that property.

With no more questions, the meeting was adjourned.

Submitted,



G. Scott Simonton

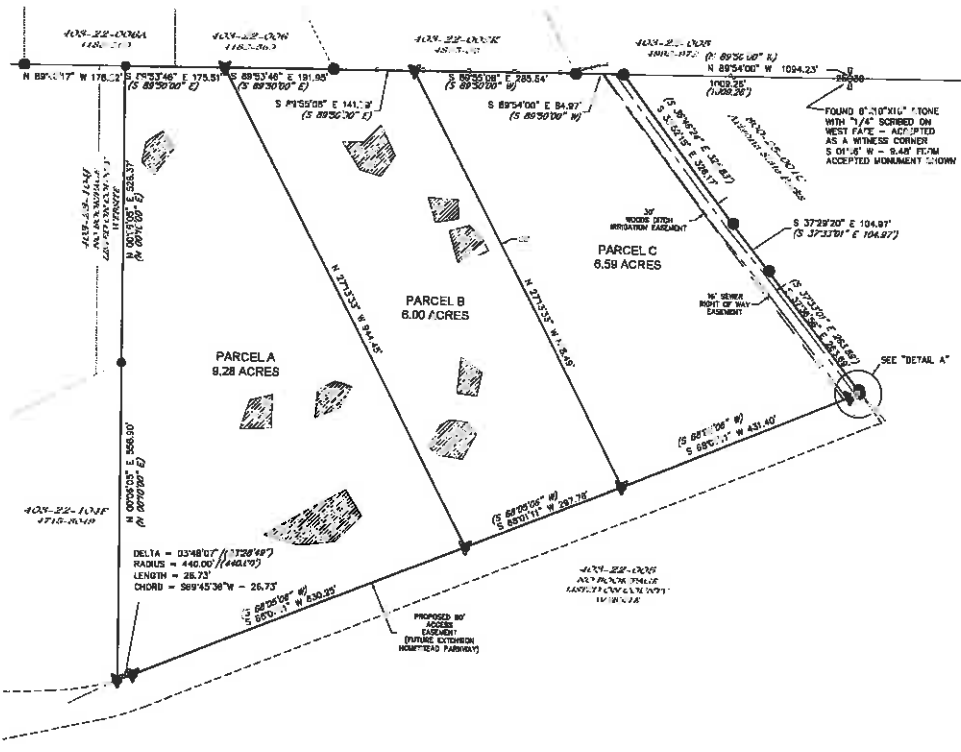
# Propose Land Division

REVISED  
**RECORD OF SURVEY**  
 A TRACT OF LAND LYING IN SECTION 25,  
 T14N, R4E, G.&S.R.M., CAMP VERDE, YAVAPAI COUNTY, AZ  
 ASSESSOR PARCEL NUMBER 403-23-104F  
 SIMONTON RANCH, LLC



**LEGEND**

- COMPUTED LOCATION - ACTUAL POINT FALLS IN IRRIGATION CANAL
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 2723B"
- FOUND 1/2" REBAR WITH BRASS TAG STAMPED RLS 1221B
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE RLS 1221B"
- SET 1/2" REBAR WITH BRASS TAG STAMPED "RLS 1301S"
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE RLS 1221B"
- W/E WEST EASEMENT
- ASSESSOR PARCEL NO. (TYP.)
- BOOK-PAGE OF COUNTY RECORDS (TYP.)
- RECORD DATA PER BOOK 4715, OFFICIAL RECORD, PAGE 803
- MEASURED DATA
- BOUNDARY LINE
- IRRIGATION EASEMENT - BOOK 3592 OFFICIAL RECORD, PAGE 730
- WOOD FENCE
- BOX WIRE FENCE
- BARBED WIRE FENCE
- SEWER RIGHT OF WAY EASEMENT BOLL 4084 OFFICIAL RECORD, PAGE 731
- ADJACENT PARCEL LINE
- MORE-S-CORPUS EASEMENT
- ARCHAEOLOGY EXCAVATION SITE
- Y.C.R. YAVAPAI COUNTY RECORDS



**SURVEYOR'S NOTES**

1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR WHOSE SIGNATURE IS ATTACHED TO THIS SURVEY DURING THE MONTH OF JULY OF THE YEAR 2014.
2. A.R.S. § 3-151 (STATE) THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTERED WHOSE SEAL IS AFFIXED HEREON.
4. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
5. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE ASSESSOR'S PARCEL 403-23-104F AND TO CREATE PARCEL "A" AND "B" AS SHOWN.
6. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXISTS IN THE FIELD. VARIOUS MONUMENTS WERE FOUND AS NOTED HEREON.
7. EACH LOT, PARCEL OR FRACTIONAL INTEREST AS SHOWN ON THIS SURVEY HAS PHYSICAL ACCESS THAT IS TRANSFERABLE BY A TWO-WHEEL DRIVE PASSENGER MOTOR VEHICLE.
8. THE EXISTING APN 403-23-104F WILL HAVE ACCESS FROM N. HOMESTEAD PARKWAY AFTER IT IS DEVELOPED BY THE TOWN OF CAMP VERDE.
9. THE BASIS OF BEARING FOR THIS PROJECT IS N 75°41'16" W 2848.15' FEET FROM 1/2" REBAR AND ALUMINUM CAP STAMPED "DALE STONE RLS 1221B" AT THE EAST QUARTER CORNER OF SECTION 15 AND A FOUND MAG NAIL WITH ALUMINUM TAG STAMPED "DAVID P. FORNEY RLC 2723B" AT THE CENTER OF SECTION 25.
10. PROPERTY BOUNDARY IS DESCRIBED IN A DEED RECORDED IN BOOK 4715 OF OFFICIAL RECORDS, PAGE 803, YAVAPAI COUNTY RECORDS.

NOTE: THIS SURVEY IS REVISED FROM A PREVIOUS SURVEY RECORDED IN RECEPTION NO. 2014-0035264

**SURVEYOR'S CERTIFICATE**

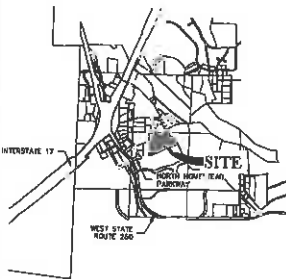
I, PATRICK W. MAYHEW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

DATE	2014-07-14
BY	PATRICK W. MAYHEW
PROJECT	RECORD OF SURVEY
OFFICE	PHOENIX
PROJECT NO.	403-23-104F
REVISION	REVISION 1
DATE	
BY	
PROJECT	
OFFICE	
PROJECT NO.	

SIMONTON RANCH, LLC  
 310 N. PORTLAND ROAD  
 GILBERT, AZ 85234  
 RECORD OF SURVEY  
 BY: PATRICK W. MAYHEW  
 APN: 403-23-104F

1  
 PAGE 1 OF 1

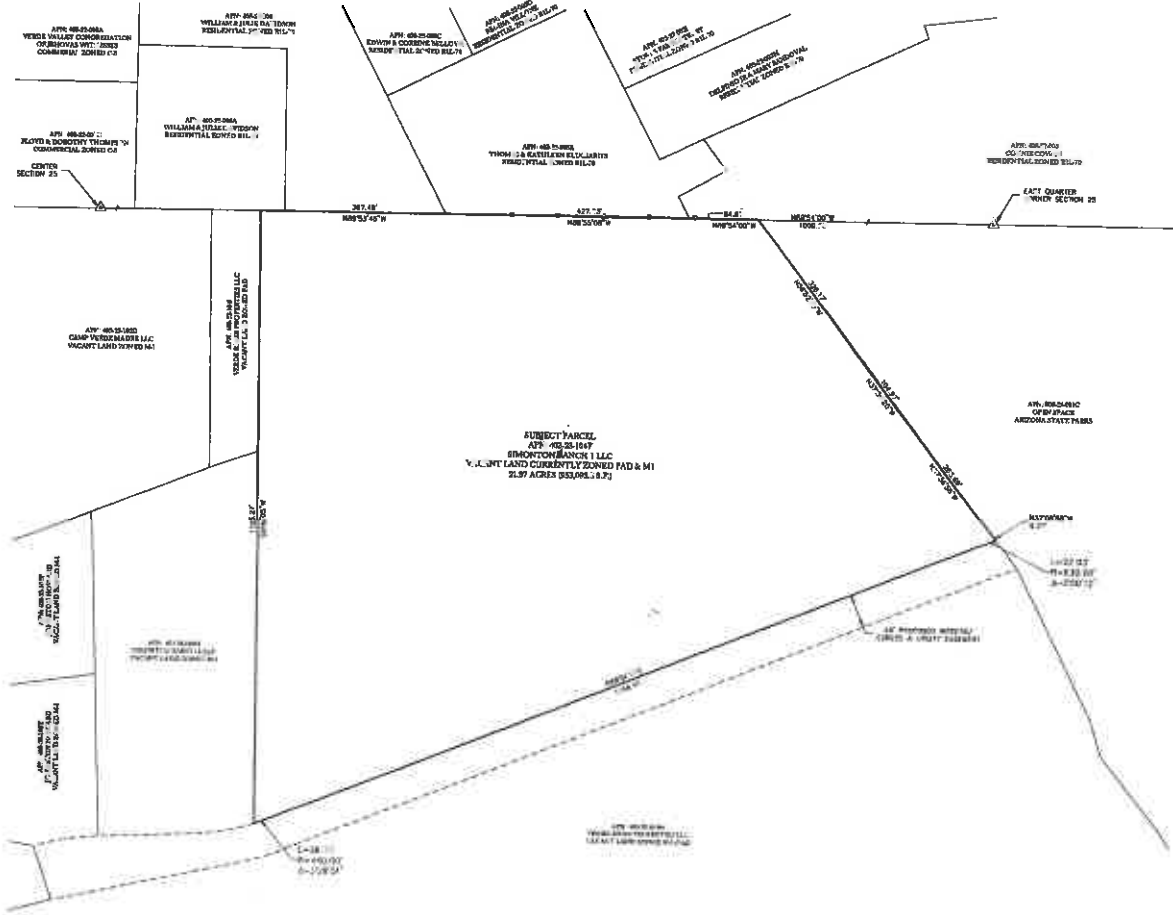
SECTION 25, T14N, R4E, S11E, 1-23-82



# SIMONTON RANCH 1

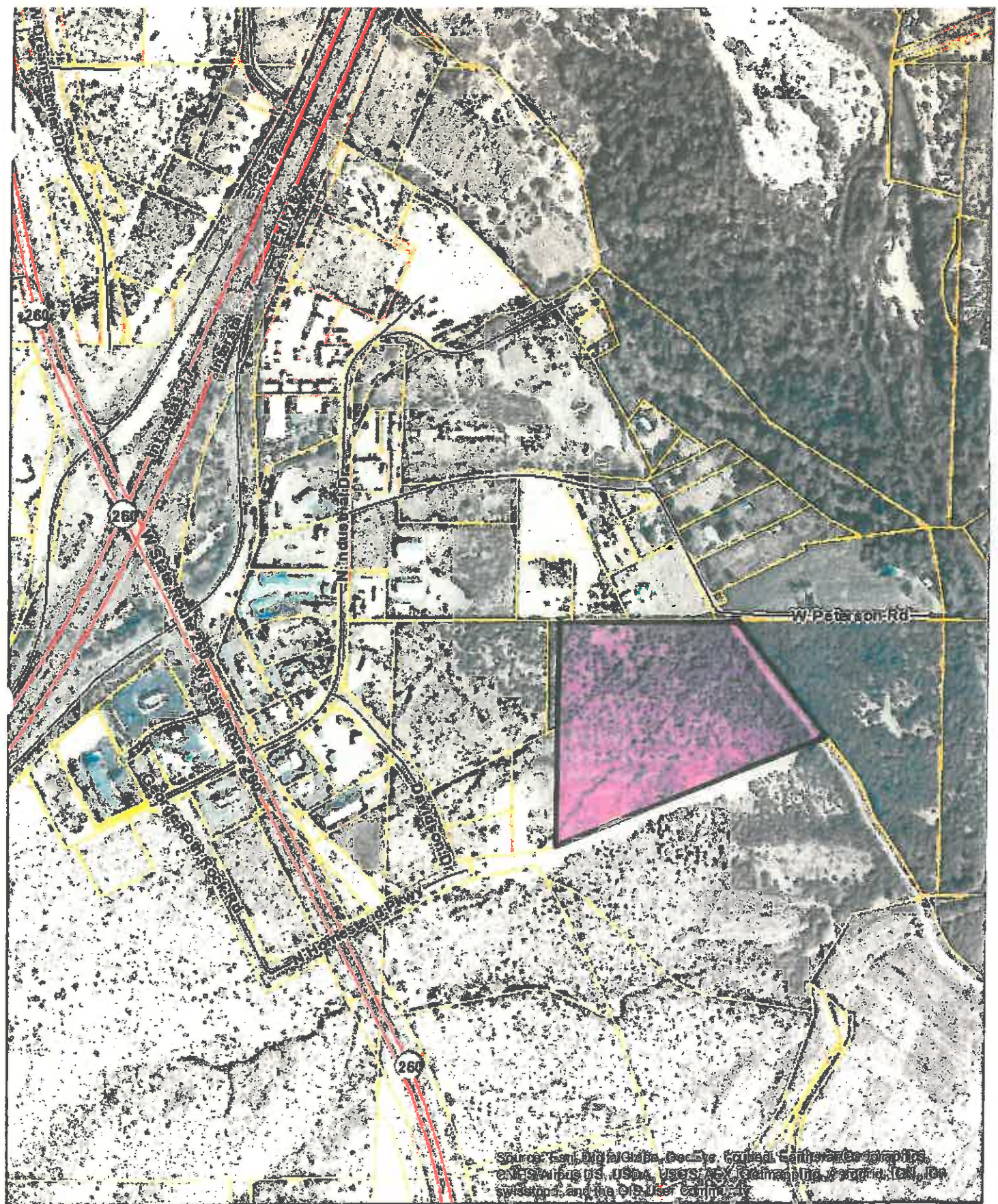
## MINOR GENERAL PLAN AMENDMENT

PARCEL 403-23-104F LYING IN THE SOUTHEAST QUARTER OF SECTION 25 T14N, R4E, GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.



NOT DRAWN AS SHOWN WAS TAKEN FROM YAVAPAI COUNTY GIS DATA

<p>EMONTON RANCH 1 LLC 310 NORTH PORTLAND AVENUE CHESLET, ARIZONA 85084</p>	<p>SIMONTON RANCH 1 GENERAL PLAN AMENDMENT SITE PLAN</p>
<p>DATE: 8/7/14 SCALE: 1" = 100' DRAWN: TA CHECKED: PA</p>	<p>DATE: _____ SCALE: _____ DRAWN: _____ CHECKED: _____</p>
<p style="font-size: 2em; font-weight: bold;">1</p>	
<p>SHEET 1 OF 1</p>	



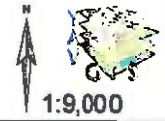
Source: Aerial Digital Globe, Decisio, Google Earth, and various other sources. This map is not a legal document and should not be used for legal purposes. The information is provided as a public service and is not intended to be used for legal purposes. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

34°34'5"N  
111°53'10"W

34°34'8"N  
111°52'13"W



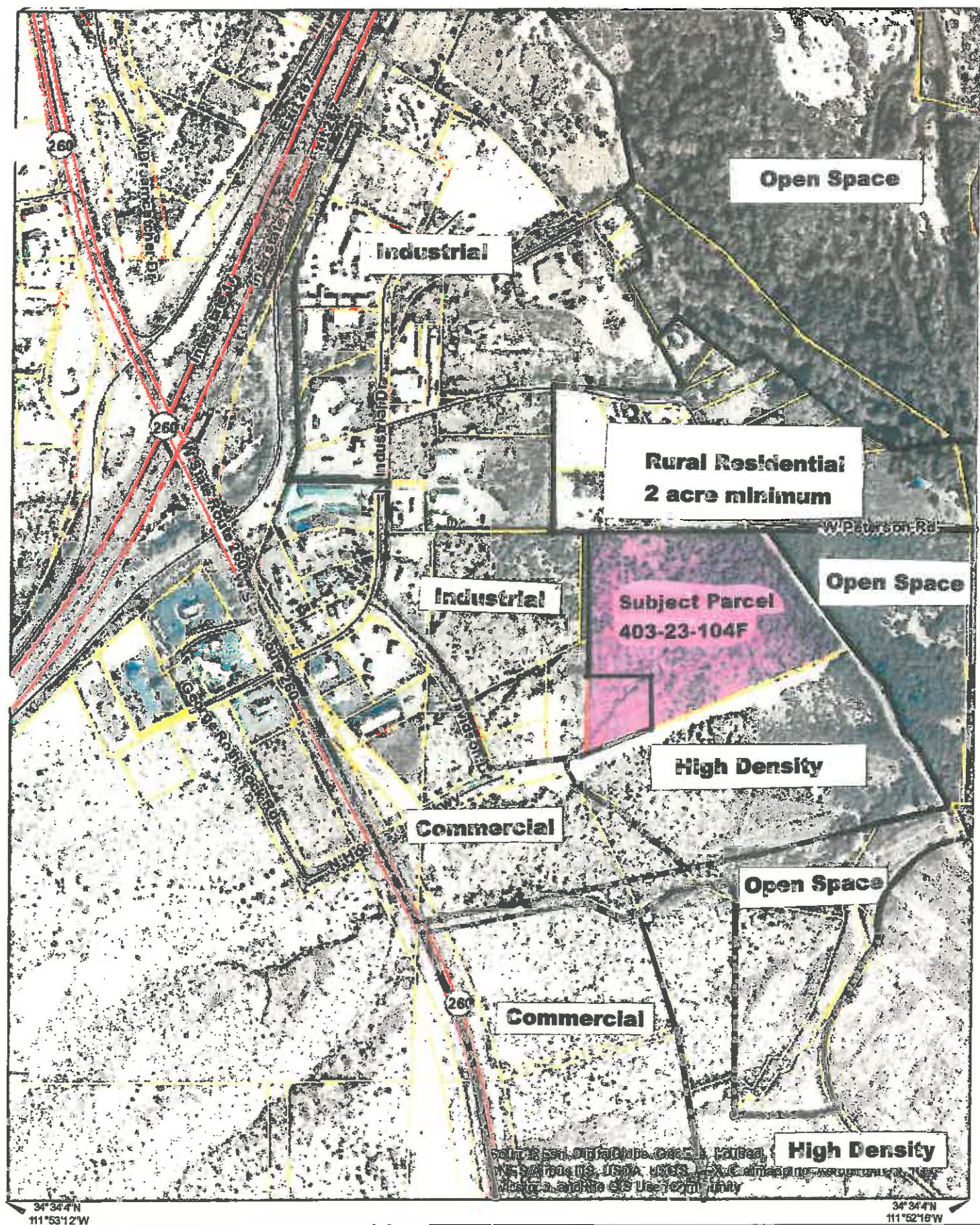
**Disclaimer:**  
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims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



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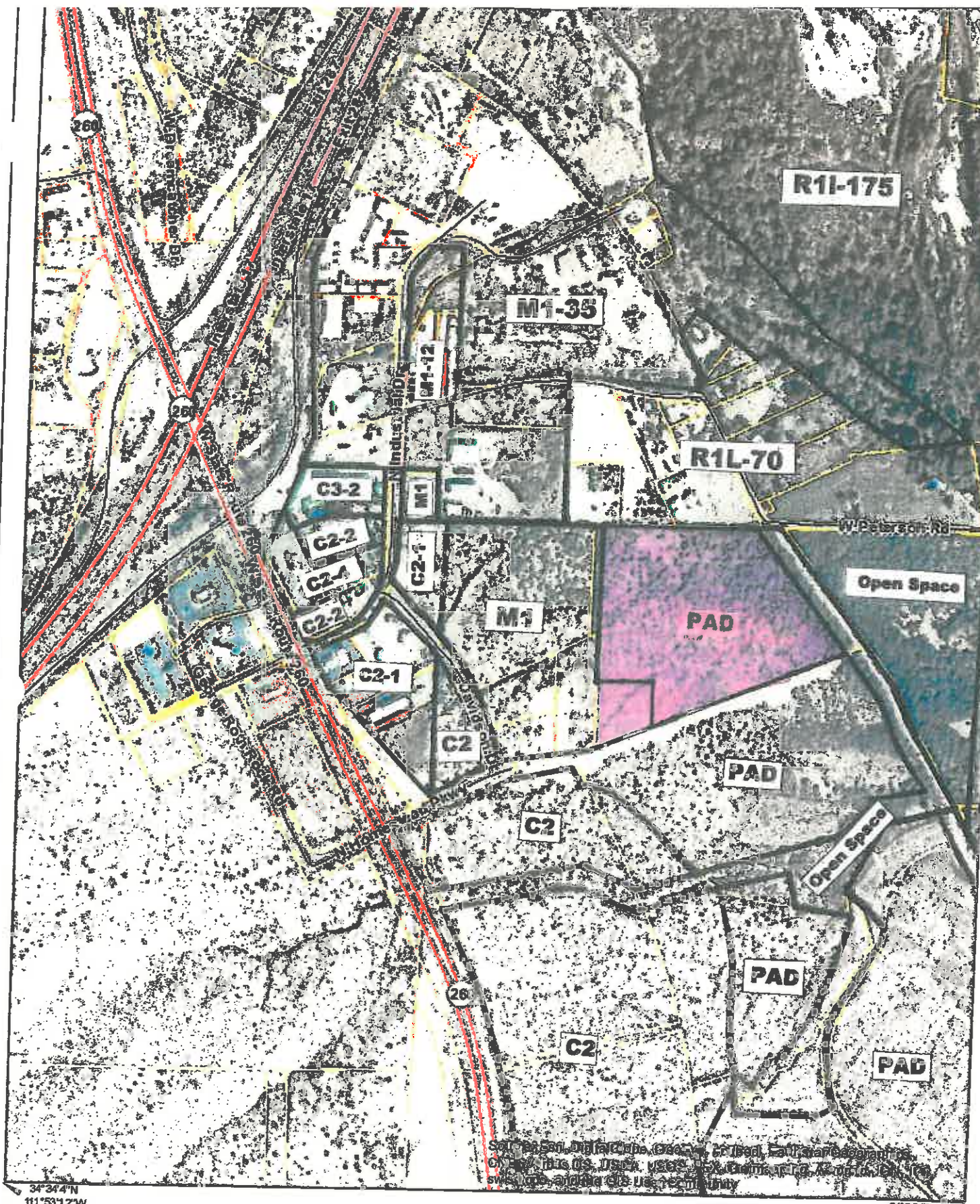
Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 8/26/2014



**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.





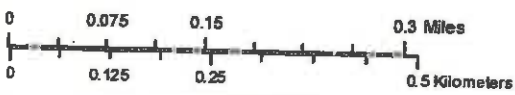
Source: Esri, DigitalGlobe, GeoEye, Earthstar (Earthstar), CNES, Airphoto/Stereoscan, USDA, USDA, USDA, AeroGRID, IGN, SIA, and the U.S. Department of the Interior.

34°34'4"N  
111°53'12"W

34°34'4"N  
111°52'16"W



**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.



1:9,000

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

Map Created 8/26/2014





**VERDE VALLEY ARCHAEOLOGICAL CENTER and MUSEUM**  
**YAVAPAI COLLEGE**

Camp Verde, Arizona

Schematic Concept - 21 May 2014

**Verde Valley Archaeological Center**

- A - Museum and Visitor Center
- B - Offices and Staff Area
- C - Collections Storage Area

**Yavapai College**

- D - 200 Seat Auditorium
- E - Library and Offices
- F - 4 Classrooms



**DRAFT MINUTES  
Special Session  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS STE. 106  
THURSDAY NOVEMBER 06, 2014  
6:30 PM**

1. **Call to Order**  
Chairman Davis called the meeting to order at 6:30 pm.
2. **Roll Call**  
Chairman Davis, Commissioners Blue, Burnside, Freeman, Hisrich, Norton, Parrish were present.  
  
Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Economic Development Director Steve Ayers and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**  
Commissioner Burnside 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:**  
October 09, 2014 General Plan Work Session  
October 23, 2014 General Plan Work Session
  - b. **Set Next Meeting, Date and Time:**  
As Needed

**On a motion by Freeman seconded by Burnside, the Commission passed the consent agenda unanimously.**

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 Input**

6. **Public Hearing, Discussion and possible Recommendation to Council on GPA 2014-0244 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

**On a motion by Norton, seconded by Freeman, it is the recommendation to Council to approve a minor General Plan Amendment 20140244; an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy. This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.**

**Commissioner Burnside opposed.**

## STAFF PRESENTATION

Owens gave a description of the parcel and the proposed land use change. Neighborhood concerns were reported to the Commission. The staff report was concluded.

Scott Simonton addressed the Commission as the applicant for the General Plan Amendment. Steve Ayers explained that this matter stemmed from an offer made by Simonton Ranch and voiced his concern that if we don't act on the offer, another town would possibly offer an opportunity to the Verde Valley Archeological Center and Technology Park. Ayers explained that the change in zoning is necessary to proceed with the opportunity.

Tom Klucsarits stated that his property is possibly the most affected by this possible change and his only concern is when "events" take place. His concern is about the size of the parking lot and lighting that could be disruptive. Also Mr. Klucsaritis stated that Simonton offered a 50 foot buffer rather than the required 25 feet buffer zone and requested that this be upheld.

Klucsarits explained that currently this area is quiet. Another concern is with the possibility of the Town taking over Peterson Road which is currently a private road.

Connie Cowan addressed the Commission with her concerns over a possible sewer issue as well as the Peterson Road access issue. Cowan asked if there would be any impact toward the State Park and addressed her concern of whether or not the Archeological Center would be successful if the development does go through.

Ken Zoll, Executive Director with the Archeological Center displayed a draft plan of the proposed facility and the plans the Center has as far as activities. Zoll indicated there has been discussions with Yavapai College and Northern Arizona University to help increase revenue for the Center. Zoll did explain that ASU has inquired about building an outdoor facility at the site as well, but at this point it is too early for the Center to consider. Zoll mentioned items that are being donated which are extremely rare. One is a meteorite that originated in Camp Verde that will be displayed. Mr. Zoll further explained the success of the Archeological Center to date.

Klucsarits addressed the Commission again pointing out impacts to the adjacent residential properties and the concerns he has.

Simonton addressed Cowan's concern regarding sewer and stated there is nothing that he has not completed in regards to any agreement made.

Simonton presented a parcel map to Commission to help identify the site and the surrounding areas. Simonton expressed his strong confidence and support in the Archeological Center which is why he is donating the property.

Chairman Davis asked Simonton to address concerns from citizens, Simonton explained that at this point he is not prepared to answer those questions because the Archeological Center would need to go through the same permit process as anyone else.

Hisrich inquired about the process of developing a property that has known archeological artifacts. Simonton explained that the archeological investigation for the property was completed in 2007 or 2008.

Chip Norton confirmed that currently the property is zoned for 250 homes and there would be no open space left, but with the Archeological Center, there would be a large amount of open space left. Simonton agreed.

Norton also inquired if Simonton did agree to leave a 50 foot buffer for the residence owned by Klucsarits. Simonton explained that yes there would be a 50 foot buffer but clarified it would be a 25 foot drainage ditch included in the 50 feet.

Parrish voiced concern regarding how much right-of-way is included on Peterson Road.

Simonton explained where Peterson Road ends and where the right-of-way ends as well as easements.

Burnside questioned if outside storage is allowed on C2 property and the difference between a buffer as opposed to a setback. Jenkins explained that there is no buffer area requirement but rather, opaque screening, and therefore, it is required that a fence or dense vegetation, per our current Planning & Zoning Ordinance, be installed to screen between residential and commercial uses.

Burnside inquired about linear feet for roadways, splitting property and what would happen if this property is not part of the current "PAD". Jenkins explained the current PAD.

Burnside addressed he felt that the discussion taking place is not a General Plan Amendment but rather a Development Agreement Amendment.

Jenkins explained that if nothing has been developed in a PAD it can be voided. Davis questioned if the PAD is still valid. Jenkins explained that it is, and it would be in the best interest to look more into this.

Simonton stated that this was addressed in 2006 with the Town Attorney at that time and presented a current zoning map and explained how it was handled when rezoning has happened in the past. Simonton also explained that the property must be donated before December 31, 2014 or the offer of donation of land would go away.

Simonton requested that the Planning and Zoning Commission make their recommendation and allow the Town Council to make the final decision after the consultation with the Town Attorney.

Burnside suggests that the Commission change the PAD Development Agreement tonight.

Chairman Davis was concerned in delaying the matter, by not making a final decision.

Blue requested to revisit this matter in one week in order to consult with the Town Attorney.

Norton indicated he was prepared to make a recommendation to Council that evening.

7. **Public Hearing, Discussion and possible Recommendation (or denial) to Council on ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

**On a Motion by Norton, seconded by Hisrich, commission recommended to Council for approval of ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

**This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.**

**Commissioner Burnside opposed.**

Owens briefly described the proposal and the necessity for the change for the intended purposes.

Burnside stated that this item implies the request is to pull the property out of the PAD, but in fact, that would not be happening.

Davis disagreed and indicated he didn't feel that discussion was applicable at this point.

Jenkins informed the Commission that in 2012 PAD's were removed from zoning and that PUD still remains in the Planning & Zoning Ordinance.

8. **Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve and Mariys parks, owners of Crazy K RV park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups**

allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma.

On a Motion by Hisrich, seconded by Burnside, Commission voted unanimously to continue the application submitted by Steve and Marlys parks, owners of Krazy K RV Park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma to be discussed for possible recommendation in January 2015.

Jenkins indicated that the applicants had requested for a continuation to the January meeting so that they may prepare more.

**There will be no Public input on the following items:**

9. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities.

*The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.*

**No informational reports were given.**

10. **Staff Comments**  
**No staff comments were heard.**

11. **Adjournment**

**On a motion by Parrish, seconded by Burnside, Commission unanimously voted to adjourn at 8:28 pm.**

\_\_\_\_\_  
Chairman B.J. Davis

\_\_\_\_\_  
Michael Jenkins – Community Development Director

**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 6<sup>th</sup> day of November, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Marie Moore, Recording Secretary



**Exhibit A - Agenda Item Submission Form - Section I**

**Meeting Date:** November 19, 2014 Council Hears Planning & Zoning

- Consent Agenda       Decision Agenda
- Presentation Only       Recommendation to Council

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Michael F. Jenkins – Community Development Director

**Agenda Title (be exact):**

Public Hearing, Discussion, Consideration and possible approval of Ordinance 2014-A394, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona on ZMC 20140245 an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD, approximately 17.26 acres & M1, approximately 4.61 acres, to a zoning of C2 (Commercial: General sales and services) for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

(This property will not have an address assigned until a building permits application has been submitted)

**List Attached Documents:**

Application, Directions to Property, Letter of Intent, Diminution of Value, Neighborhood meeting comments, Site Plan, Vicinity Map, Land Use Map and Zoning Map of Adjacent properties.

**Estimated Presentation Time:** 10 min.

**Estimated Discussion Time:** 15 min.

**Reviews Completed by:**

**Department Head:** Michael Jenkins

**Town Attorney Comments:**

Under "Zoning Map Change 20140245 is approved, based upon the following findings:" item "A" change the word "residential" to "Commercial"

As per Planning & Zoning Commissioner Burnside's question regarding proper processes being followed, it has been determined by the Town Attorney that proper and legal processes are being followed.

**Exhibit B – Agenda Item Submission Form – Section II (Staff Report)**

**Town of Camp Verde 11-19-2014 Council Hears Planning & Zoning**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department:** Community Development

**Staff Resource/Contact Person:** Michael Jenkins – Community Development Director

**Contact Information:** Mike Jenkins 554-0051

**Background:**

The subject property currently is undeveloped. This parcel is located on the future extension of Homestead Parkway to the east and consists of approximately 21.87 acres, parcel 403-23-104F. The “mother” parcel is proposed to be split into three parcels, known as parcel A, parcel B and parcel C. (see attached map include in the packet) Proposed is the donation of 9.28 acres (parcel A) for a permanent location of the Verde Valley Archeological Center. Immediately to the east (parcel B) the Archeological Center could, through donation or grant, purchase the additional 6 acres. Parcel C, which is 6.59 acres is proposed to be a Technology Center with parcels to accommodate several companies.

Per Mr. Simonton’s letter of intent, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway.

The Archeological Center exhibitions, public theater and the potential uses of a technology center require Commercial which necessitates a Zoning Map Change to go from PAD and a portion of the proposed parcel A, which is M1, to go to C2, Commercial (General sales & services) for the entire current parcel.

**Benefits of a Zoning Map Change (excerpt from Mr. Simonton’s letter of intent):**

The rezoning of Parcel 403-23-104F will help achieve both immediate and long range goals of the Town of Camp Verde and help meet its needs for additional employment.

The zoning change would allow for:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town’s appeal as the site of Fort Verde, Montezuma’s Castle and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and Northern Arizona University.
- d. Provide public education opportunities through displays, theater presentations and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

**The following has been completed by the applicant and staff:**

**Agencies were notified. The responses are as follows:**

**Town of Camp Verde Building Official – No Comments**

**Town of Camp Verde Town Engineer – No Comments**

**Yavapai County Flood – We have no real comments for or issues on the proposed zoning map change for parcel 403-23-104F. The property is not located within a FEMA flood plain. There is a substantial wash that runs from the southwest corner of this parcel that could have drainage implications.**

**Yavapai County Development Services – The Yavapai County Development Services-Environmental Unit has no concerns about the Zoning Map Change. Prior to beginning construction the applicant will need to submit to YCSS-EU the following:**

- Notice of Intent to Discharge for sewage collection line.
- Capacity Assurance statement for sewage collection line.
- Capacity Assurance statement for wastewater treatment facility.
- Application for approval to construct water line.
- 3 sets of construction plans.
- Application fee.

**Camp Verde Sanitary District – This property is located within the sewer collection system. The property will be required to connect to the sewerage system when structures are built.**

**Camp Verde Water – We currently do not serve this parcel. We have a twelve inch main located at Homestead Parkway and Davidson Drive. We could serve this parcel with an Advance in Aid Agreement. We have no objection for the approval of these requested changes. We are looking forward to service to this development.**

**14 letters were mailed to properties within 300' of the subject parcel on October 16, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.**

**The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.**

**The meeting was held October 21, 2014 at 473 S. Main St. Camp Verde, AZ from 6:00 pm to 7:45 pm, a staff member was present. There were 8 neighbors who attended the meeting.**

**Their concerns were:**

- **When the proposed project would be built? Ken Zoll responded that ground breaking would be early 2017.**
- **What type of buffer would be provided between the Commercial and Residential property? Mr. Simonton responded that zoning requires a 25' buffer.**
- **What kind of buffer would be used? There was discussion regarding the vegetation which exists. Mr. Simonton inquired of the residents if a 50' buffer of natural vegetation would be acceptable.**
- **Mr. Simonton stated that one of the Pit Houses may be within 50' of the property line. The neighbor stated he does not object to the Archeological Center's development of the site.**



- Will the Tech Park only have tech type businesses and not have such businesses such as a Laundromat. Steve Ayers responded that no promises or guarantees can be made. Mr. Simonton reminded the neighbor of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in the best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

***Recommendation by the Planning & Zoning Commission:***

***On a Motion by Norton, seconded by Hirsch, commission recommended to Council for approval of ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.***

***This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.***

***Commissioner Burnside opposed.***

**Recommended Motion:**

**A Motion to approve Ordinance 2014-A394, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona on ZMC 20140245 an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD and a portion of the parcel which is zoned M1, to C2 Commercial: (General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**



**ORDINANCE 2014 A394**

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 403-23-104F CONSISTING OF APPROXIMATELY 21.87 ACRES TO GO FROM PAD, APPROXIMATELY 17.26 ACRES AND M1, APPROXIMATELY 4.61 ACRES, TO A ZONING OF C2 (COMMERCIAL: GENERAL SALES & SERVICES). THIS PROPERTY IS LOCATED ON PARCEL 403-23-104F AT THE EAST END OF N. HOMESTEAD PKWY.**

---

*WHEREAS*, The Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 2011-A374, approved June 25, 2011 and,

*WHEREAS*, Part 6, Section 601 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:**

Section 1:

The Town Council hereby finds as follows:

- A. A request for Zoning Map Change 20140245 was filed by Mr. Scott Simonton, aka Simonton Ranch 1 LLC for the purpose of rezoning parcel 403-23-104F FROM PAD, approximately 17.26 acres & M1, approximately 4.61 acres, to C2 (Commercial: General Sales & Services). The legal description which is Exhibit A and the Map as Exhibit B and are available in the Town Clerk's office located at 473 S. Main St. suite 102 Camp Verde, AZ 86322.
- B. The Zoning Map Change was reviewed and approved by the Planning Commission on November 06, 2014 in a public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on October 21, 2014 as required by ARS 9-462.03B.
- D. The Waiver of Diminution of Value Claim has been signed by the owner which is Exhibit C and is available in the Town Clerk's office located at 473 S. Main St. suite 102 Camp Verde, AZ 86322
- F. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

**Zoning Map Change 20140245 is approved, based upon the following findings:**

- A. The property is classified on the Town's General Plan Land Use Map as Commercial and is consistent with State Planning Law and the requirements of the Camp Verde General Plan as amended.
- B. The Zoning Change will promote the public health, safety, and welfare of the general public.

---

**Section 2.** All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted are hereby repealed, effective as of the effective date of this ordinance.

**Section 3.** This ordinance is effective upon the expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by law.

**Section 4.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

***PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 19<sup>th</sup> day of November 2014.***

Approved: \_\_\_\_\_  
Charles German - Mayor

Date: \_\_\_\_\_

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

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



# Land Use

Project #: 2014 0245

## Application Form CASE: 14-21

**1. Application is made for:**

- |   |                                    |                        |
|---|------------------------------------|------------------------|
| Zoning Map Change                           | Use Permit                         | General Plan Amendment |
| Conceptual Plan Review                      | Preliminary Plat                   | Final Plat             |
| PUD Zoning                                  | Variance                           | Sign                   |
| Street Abandonment                          | Minor Land Division                | Wireless Tower         |
| Appeal                                      | Verification of Non-Conforming Use |                        |
| Site Plan Compatibility Review (Commercial) |                                    |                        |

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

2. Project Name: SIMONTON RANCH PARCEL 1  
Please print or type legibly

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

Owner Name: SIMONTON RANCH I, LLC Applicant Name: SIMONTON RANCH I, LLC

Address: 310 N. BARTMAN AVENUE Address: SAME

City: GILBERT State: AZ Zip: 85234 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 480-218-7575 Phone: \_\_\_\_\_

E-mail: GSSIMONTON@MPL.COM E-Mail: \_\_\_\_\_

4. Property Description: Parcel Number 403-23-104F Acres: 21.87 ACRES

Address or Location: NORTHEAST OF HONESTROAD PARKWAY AND DAVIDSON DRIVE

Existing Zoning: RHL PAD Existing Use: \_\_\_\_\_

Proposed Zoning: C-2 Proposed Use: \_\_\_\_\_

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

REZONE TO ALLOW VERDE VALLEY ARCHAEOLOGICAL CENTER TO LOCATE ON 15.28 ACRES AND DEVELOPMENT OF 6.59 ACRE TECHNOLOGY PARK.

**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.

Owner: [Signature] Date: 8-18-2014 AND

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: 8-18-2014

# ZONING MAP CHANGE NARRATIVE

August 18, 2014

## PROPERTY

Simonton Ranch Parcel 1 is located on the future extension of Homestead Parkway, Camp Verde, Arizona and consists of approximately 21.87 acres of vacant land identified as Yavapai Tax Parcel 403-23-104F ("Parcel 1"). See attached legal description.

## SIMONTON RANCH BACKGROUND

Simonton Ranch is a master planned development originally known as The Homestead at Camp Verde, a Planned Area Development ("PAD"). The PAD consisted of approximately 393 acres approved for a maximum of 800 residential units and 300 multi-family units together with other property uses.

A Development Agreement ("Development Agreement") was recorded in Book 3663 Page 213 of Yavapai County on May 14, 1999. The Development Agreement provided that the Developer's commencement of any part of the PAD Plan would vest the entire PAD Plan. The Parties agreed that amendments to the PAD might be appropriate from time to time and that minor adjustments would be made by administrative amendments to be approved by the Town Planning and Zoning Director without notice or hearing and major amendments would be reviewed by the Planning and Zoning Commission and approved by the Town Council.

Consistent with the Development Agreement, the Developer amended the PAD several times, most recently as of April 26, 2006. At that time responding to requests from the Town, commercial uses along Finnie Flat Road were added to the PAD and approximately 17.35 acres at Homestead Parkway and Davidson Drive were removed from the PAD and hard zoned M-1 Industrial in an effort to create employment opportunities for the Town.

## VERDE VALLEY ARCHEOLOGICAL CENTER REQUEST

I was approached by Mr. Ken Zoll, Director of the Verde Valley Archeological Center ("Archeological Center") to allow further exploration of archeological sites on Simonton Ranch, specifically on Parcel 1. In spite of the fact that I along with Harvard Investments had expended approximately \$400,000.00 performing archeological exploration and preservation of artifacts and had cleared the entire PAD for development; Ken and the Archeological Center Board felt archeological education and history could be benefitted by additional exploration of previously found ancient pit sites.

I became aware the Archeological Center was considering several locations on which to permanently locate, some within the Town of Camp Verde and some outside of the Town and understood the Town was anxious to keep the Archeological Center in the Town for many reasons, including tourism. Ken was very convincing and his enthusiasm contagious.

I committed to donate up to 6 acres to the Archeological Center as a permanent home in Camp Verde and afford them the ability to have ongoing educational archeological studies and public demonstrations of pit houses and ongoing archeological work. The Archeological Center then drew a conceptual plan that occupied approximately 15 acres and included the majority of archeological sites on Simonton Ranch. While that far exceeded my offer to them, we were able to develop a mutually agreeable scenario in which I would donate 9.28 acres of land to the Archeological Center and they could through donation or grant

purchase the additional 6 acres. However, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway to the desired site either through grants, donations, or direct investment.

Yavapai College expressed their interest to pursue studies involving the proposed Archeological Center in the attached Letter of Intent. The Archeological Center is also pursuing conversations with NAU and their Anthropology Department.

The Archeological Center exhibitions, public theater, and uses require a minimum of C-2 Commercial – General Sales and Services, which necessitates the rezoning of this property.

### **TOWN OF CAMP VERDE REQUEST**

I met with Mike Jenkins, Steve Ayers, and Jenna Owens of the Town of Camp Verde staff (“Staff”) to discuss the Archeological Center Site rezoning and residential use of the remainder of Parcel 1. Steve explained an opportunity for the Town to attract companies that would benefit from high speed internet services available from Suddenlink broadband cable.

Suddenlink is to provide internet speeds matching any found in the greater Phoenix area to Verde Valley Medical Center. Steve felt that internet capability together with a freeway location and location central to the Verde Valley would be attractive to many companies, including technology companies, and attract much needed employment businesses. He suggested that I make the remainder of Simonton Ranch Parcel 1 available as a technology center rather than a residential use.

The potential uses of a technology center or users of that type of property require a minimum of C-2 Commercial – General Sales and Services, which necessitates the rezoning of this property.

### **ACCESS AND TRAFFIC PATTERNS**

Access will be by extension of Homestead Parkway, which has for a long time been recognized as a major entrance to Simonton Ranch. ADOT installed a traffic signal at the intersection of Highway 260 and Homestead Parkway. An access easement exists along the future extension of Homestead Parkway providing access to Simonton Ranch Parcel 2, the Arizona State Parks property. Homestead Parkway now ends at Davidson Drive, but will be improved and dedicated to the Town as a public street.

### **UTILITIES AND SERVICES**

**SEWER.** Camp Verde Sanitary District has an 8 inch sewer line within the future right-of-way of Homestead Parkway from Davidson Drive to Wood’s Ditch. At Wood’s Ditch it connects with the Sanitary District’s major 36 inch trunk line.

**WATER.** Camp Verde Water System has a water line at Homestead Parkway and Davidson Drive. It will need to be extended to provide service to Parcel 1.

**ELECTRIC.** Electric to this area is provided by APS and will need to be extended from Homestead Parkway and Davidson Drive along Homestead Parkway.

**TELEPHONE.** Telephone service is provided by providers, including Qwest Communications, which exists at Highway 260 and Homestead Parkway and Suddenlink, which is extending service to Verde Valley Medical Center. Additional providers are AT&T and Sprint.

**CABLE AND INTERNET.** Suddenlink is extending service to Verde Valley Medical Center and will need to be extended from there. Cable Vision of Sedona also provides service.

**POLICE AND FIRE.** Police and fire protection is to be provided by the Town of Camp Verde.

**WASTE DISPOSAL.** Waste disposal is available from several service providers, including Waste Management, Patriot disposal, and Taylor Waste.

**PROPANE AND NATURAL GAS.** Propane and natural gas is provided by Amerigas, Unisource, Ferrellgas, Flame Propane, and All Star Gas.

**MEDICAL SERVICES.** Medical services are provided by Verde Valley Medical Center and various private medical facilities in Camp Verde.

### **IMPACT ON SURROUNDING PROPERTY**

Parcel 1 is bounded on the north by Wood's Ditch and north of Wood's Ditch is vacant land owned by Arizona State Parks designated as open space. It is bounded on the east by the future extension of Homestead Parkway and then by vacant land owned by Summerset at Camp Verde, LLC, an affiliate of Simonton, and is zoned R1L-PAD. It is bounded on the south by vacant land zoned M-1 owned by Simonton Ranch 4, LLC, a Simonton company. It is bounded on the west by 3 properties (4 tax parcels) each with one residential home. The properties range in size from 3.06 acres to 8.02 acres and are accessed by way of Industrial Drive and abut industrial property to the south. There is no connection with or entrance through the Simonton Ranch property. All access to Parcel 1 uses will be by way of Homestead Parkway and is felt to have little impact on the surrounding properties.

### **BENEFITS OF ZONING**

The rezoning of Parcel 1 will help achieve both immediate and long range goals of the Town of Camp Verde and help meet its needs for additional employment. The zoning change would allow:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town's appeal as the site of Fort Verde, Montezuma's Castle, and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and NAU.
- d. Provide public education opportunities through displays, theater presentations, and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

### **SUMMARY AND FORMAL REQUEST**

Simonton Ranch 1, LLC, hereby respectfully requests the Town approve the rezoning of Simonton Ranch Parcel 1 (403-23-104F) to C-2 General Sales and Services.

Sincerely,



G. Scott Simonton, Authorized agent  
Simonton Ranch 1, LLC

EXHIBIT C

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 20140245 for parcel 403-23-104F I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 23<sup>rd</sup> day of SEPTEMBER, 2014

OWNER:

OWNER:

SIMONTON RANCH I, LLC

Principal Name: G. SCOTT SIMONTON, AUTHORIZED AGENT

[Signature]

Signature

Signature

STATE OF ARIZONA )  
 ) ss.  
County of MARICOPA )

On this 23<sup>rd</sup> day of SEPTEMBER, 2014, before me, the undersigned Notary Public, personally appeared G. SCOTT SIMONTON, who acknowledged that this document was executed for the purposes therein contained.

[Signature]  
Notary Public

My Commission Expires: July 28, 2015





**GENERAL PLAN AMENDMENT PROJECT 20140244  
ZONING MAP CHANGE 20140245**

**NEIGHBORHOOD MEETING HELD OCTOBER 21, 2014**

Attending:      Owner:                      Scott Simonton

                    Town Staff:                      Steve Ayers  
   Mike Jenkins  
   Jenna Owens

                    Archeological Center:              Ken Zoll

                    Neighboring Property Owners: Howard Johnston  
   Pat Johnston  
   Jeff Johnston  
   Tom Klucsarits  
   Kathleen Klucsarits  
   Richard Rodriguez  
   Regina Villone  
   William Davidson

Scott Simonton, representing Simonton Ranch 1, LLC as owner, presented an overview of Simonton Ranch and identified the property subject of the General Plan Amendment Request and Zoning Map Change Request. He also presented the background and purpose of the requests.

Ken Zoll, Director of the Verde Valley Archeological Center, presented an in depth discussion of the proposed Verde Valley Archeological Center, its mission, and benefits to archeology, education, the community, and to the general public.

Steve Ayers, Camp Verde Economic Development Director, presented the evolution of the portion of the property to be developed as a business technical park. He explained the benefits as far as grants for the extension of Homestead Parkway that would assist the Archeology Center and provide access to the Arizona State Parks and Forest Service land being negotiated to be managed by the Town for a community park that would provide public access to the Verde River. He also addressed the creation of jobs and the opportunity to benefit from Suddenlink extending fiber optic access to the tech park and assist in attracting businesses to the Town.

The meeting was then opened to questions from the neighbors.

Howard Johnston asked about the impact of the proposed projects on his property values.

Without waiting for an answer, he responded that he felt it would increase his property value and he was happy about the project.

Howard Johnston then asked in what year the project would be developed.

Ken Zoll responded that he expected the project to break ground in early 2017 and be completed in early 2018.

Tom Klucsarits stated that he was the most impacted property owner and had concerns about what kind of buffer would be provided between the project and his property as visibility was a concern.

Scott Simonton responded that when commercial property abuts residential property zoning requires a minimum of a 25-foot buffer.

Tom Klucsarits felt that may not be adequate.

William Davidson added that the buffer be a natural buffer.

Scott Simonton asked what type of natural vegetation exists at the present.

Tom Klucsarits stated that it was thick with mesquite trees and he would like them to remain.

Scott Simonton asked if he would be pleased with a 50-foot buffer of natural vegetation as it exists now.

Tom Klucsarits stated that was a generous proposal and that he would not object to the project if there were a requirement of a 50-foot buffer of natural vegetation as it exists now. He would prefer the mesquite trees be left and the brush cleared.

Scott Simonton clarified that one of the pit houses may be within 50 feet of his property line and if so it has to be developed as part of the Archeological Center.

Tom Klucsarits stated that he was confident one of the pit houses is within 50 feet of the property line and that he does not object to the Archeological Center's development of that site.

Scott Simonton addressed Mike Jenkins that the 50-foot setback stipulation would either have to be on the tech park site only or allow for any exception that the Archeological Center may need in the development of its project.

Tom Klucsarits asked if it could be guaranteed that the tech park will have only tech type businesses and not have such businesses as a Laundromat.

Steve Ayers responded that no promises or guarantees can be made.

Scott Simonton reminded him of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in his best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

William Davidson requested that the 50-foot buffer be extended along the adjacent M-1 property that abuts his property.

Scott Simonton responded that he does not own that property.

With no more questions, the meeting was adjourned.

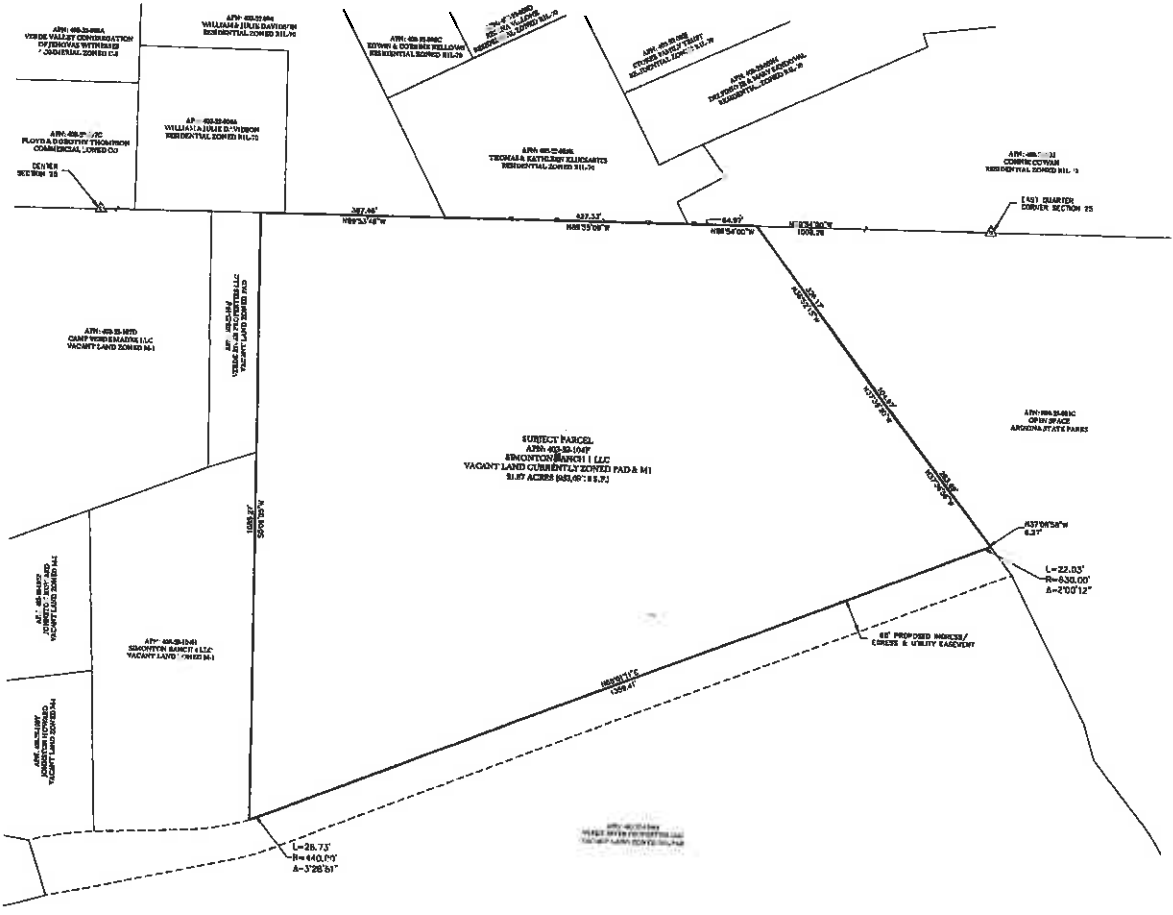
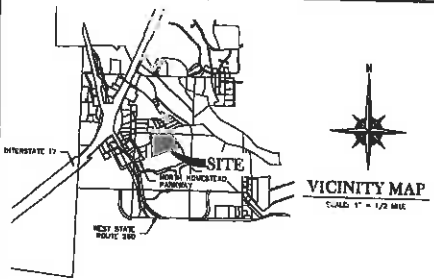
Submitted,



G. Scott Simonton

# SIMONTON RANCH 1 MINOR GENERAL PLAN AMENDMENT

PARCEL 403-23-104F LYING IN THE SOUTHEAST QUARTER OF  
SECTION 25 T14N, R4E, GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.

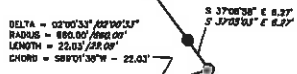
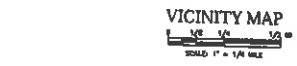
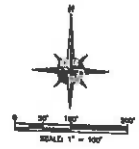
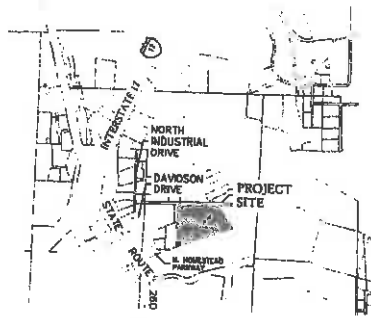


<b>GRANITE BASIN</b> ENGINEERING, INC. 1000 W. GILBERT AVENUE, SUITE 100 GILBERT, ARIZONA 85134 PH: 480-833-8888 WWW.GRANITEBASIN.COM																
SIMONTON RANCH 1 LLC 300 NORTH PORTLAND AVENUE GILBERT, ARIZONA 85134	SIMONTON RANCH 1 GENERAL PLAN AMENDMENT SITE PLAN															
DATE: 06/24/24 SCALE: 1/4" = 100' DRAWN: T.A. REVISION: T.A. CHECKED: P.M.	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION												
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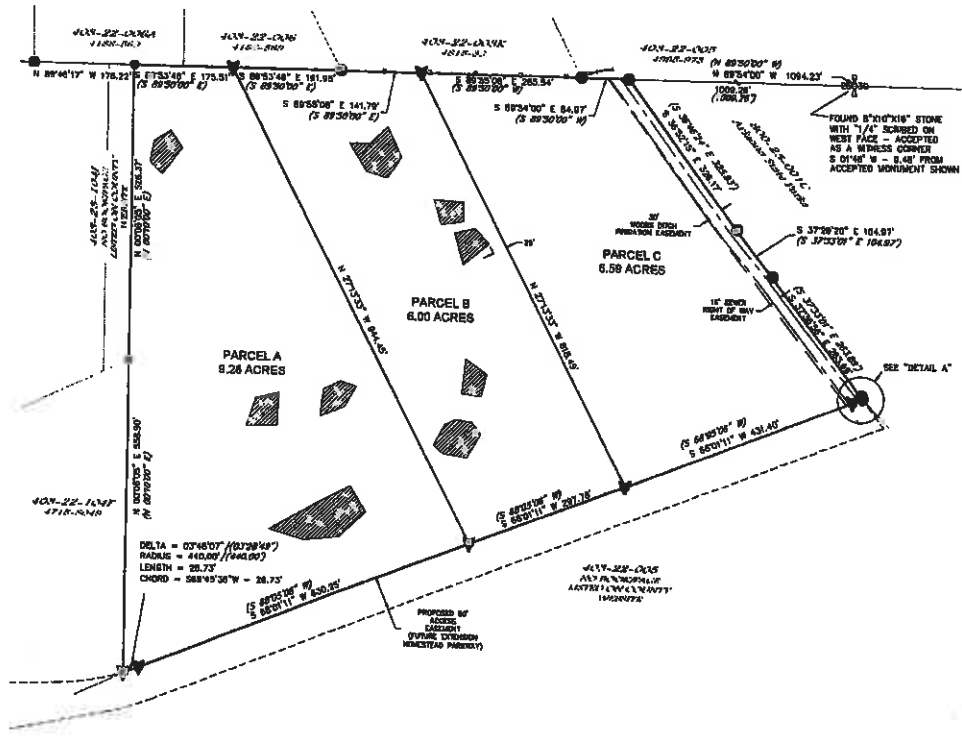
# Propose Land Division

## REVISED RECORD OF SURVEY

A TRACT OF LAND LYING IN SECTION 25,  
T14N, R4E, C.&S.R.M., CAMP VERDE, YAVAPAI COUNTY, AZ  
ASSESSOR PARCEL NUMBER 403-23-104F  
SIMONTON RANCH, LLC



"DETAIL A"  
NOT TO SCALE



- SURVEYOR'S NOTES**
1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF JULY OF THE YEAR 2014.
  2. A.R.S. 32-101 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
  3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION, IT IS NOT TRANSFERABLE TO ADDITIONAL ACQUIRERS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
  4. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
  5. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE ASSESSOR'S PARCEL 403-23-104F AND TO CREATE PARCEL "A" AND "B" AS SHOWN.
  6. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXISTS IN THE FIELD. VARIOUS MONUMENTS WERE FOUND AS NOTED HEREON.
  7. EACH LOT, PARCEL OR FRACTIONAL INTEREST AS SHOWN ON THIS SURVEY HAS PHYSICAL ACCESS THAT IS TRAVELABLE BY A TWO-WHEEL DRIVE PASSENGER MOTOR VEHICLE.
  8. THE EXISTING ASP 403-23-104F WILL HAVE ACCESS FROM N. HOMETEAD PARKWAY AFTER IT IS DEVELOPED BY THE TOWN OF CAMP VERDE.
  9. THE BASIS OF BEARING FOR THIS PROJECT IS 880°54'10" @ 2848.15 FEET FROM 1/2" REBAR AND ALUMINUM CAP STAMPED "DALE STONE LS 12218" AT THE EAST QUARTER CORNER OF SECTION 15 AND A FOUND MAG NAIL WITH ALUMINUM TAG STAMPED "DAVID P. FOURNEY RLS 27238" AT THE CENTER OF SECTION 25.
  10. PROPERTY BOUNDARY IS DESCRIBED IN A DEED RECORDED IN BOOK 4715 OF OFFICIAL RECORDS, PAGE 803, YAVAPAI COUNTY RECORDS.

- LEGEND**
- COMPUTED LOCATION - ACTUAL POINT FALLE IN IRRIGATION CANAL
  - FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 27238"
  - FOUND 1/2" REBAR WITH BRASS TAG STAMPED RLS 12218
  - FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE RLS 12218"
  - SET 1/2" REBAR WITH BRASS TAG STAMPED "RLS 13091"
  - FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE LS 12218"
  - ASSESSOR PARCEL NO. (TYP.)
  - BOOK-PAGE OF COUNTY RECORDS (TYP.)
  - RECORD DATA PER BOOK 4715, OFFICIAL RECORDS, PAGE 803
  - MEASURED DATA
  - BOUNDARY LINE
  - IRRIGATION EASEMENT - BOOK 3552 OFFICIAL RECORDS, PAGE 730
  - WOOD FENCE
  - BOWTIE FENCE
  - BARBED WIRE FENCE
  - SEWER FRONT OF WAY EASEMENT BOOK 4864 OFFICIAL RECORDS PAGE 731
  - ADJACENT PARCEL LINE
  - INGRESS-EGRESS EASEMENT
  - ARCHAEOLOGY EXCAVATION SITE
- Y.C.R. YAVAPAI COUNTY RECORDS

- DOCUMENTS USED**
1. BOOK 4715 OF OFFICIAL RECORDS, PAGE 803
  2. ALTA/ASBM SURVEY (UNRECORDED) PREPARED BY HOSON-RYAN CONSULTANTS, SEALED BY DAVID P. FOURNEY, RLS 27238 ON 11/17/08
  3. RESULTS OF SURVEY MAP PREPARED BY ALLEN BOUNDARY SURVEYS, SEALED BY DALE STONE, RLS 12218 ON 12/18/08 RECORDED IN BOOK 8 OF LAND SURVEYS, PAGE 84, YCZ
  4. RESULTS OF SURVEY MAP PREPARED BY ALLEN BOUNDARY SURVEYS, SEALED BY DALE STONE, RLS 12218 ON 03/20/08 RECORDED IN BOOK 8 OF LAND SURVEYS, PAGE 35, YCZ
  5. RESULTS OF SURVEY MAP PREPARED BY ALLEN BOUNDARY SURVEYS, SEALED BY DALE STONE, RLS 12218 ON 02/08/07
  6. DESCRIPTION TITLED "LOCAL DESCRIPTION HOMETEAD CAMP WOODS PARCEL 16 - ACCESS EASEMENT" (UNRECORDED) PREPARED BY HOSON-RYAN CONSULTANTS, SEALED BY DAVID P. FOURNEY, RLS 27238 ON 02/08/07.
  7. RECORDED DESCRIPTIONS ON ADJACENT PARCELS AS REFERENCED ON THIS PLAT

**SURVEYOR'S CERTIFICATE**

I, PATRICK W. NAVILLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED UNDER THE LAWS OF THE STATE OF ARIZONA, A RECORD OF SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

NOTE: THIS SURVEY IS REVISED FROM A PREVIOUS SURVEY RECORDED IN RECEPTION NO. 2014-0035264

DATE	BY	REVISIONS

FOR REVIEW ONLY  
 FOR INFO ONLY  
 FOR APPROVAL ONLY  
 FOR RECORDING ONLY  
 FOR CONSTRUCTION ONLY

**GRANITE**  
 SURVEYING & CONSULTING  
 310 N. PORTLAND ROAD  
 GILBERT, AZ 85234  
 TEL: 480.833.1111  
 FAX: 480.833.1112  
 WWW.GRANITEAZ.COM

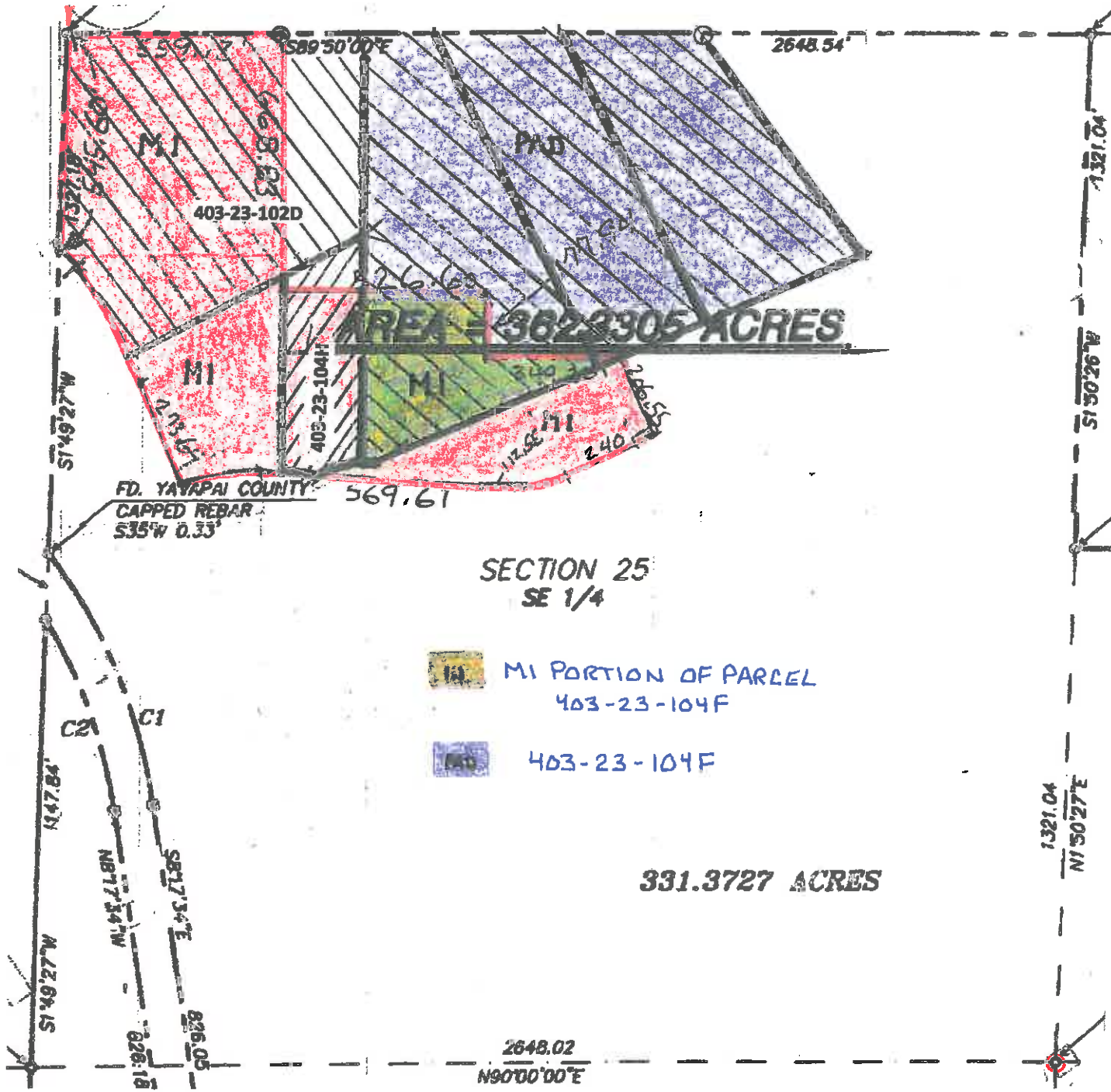
SIMONTON RANCH, LLC  
 310 N. PORTLAND ROAD  
 GILBERT, AZ 85234  
 RECORD OF SURVEY  
 PARCEL SPLIT  
 AS AP. 07/15/14

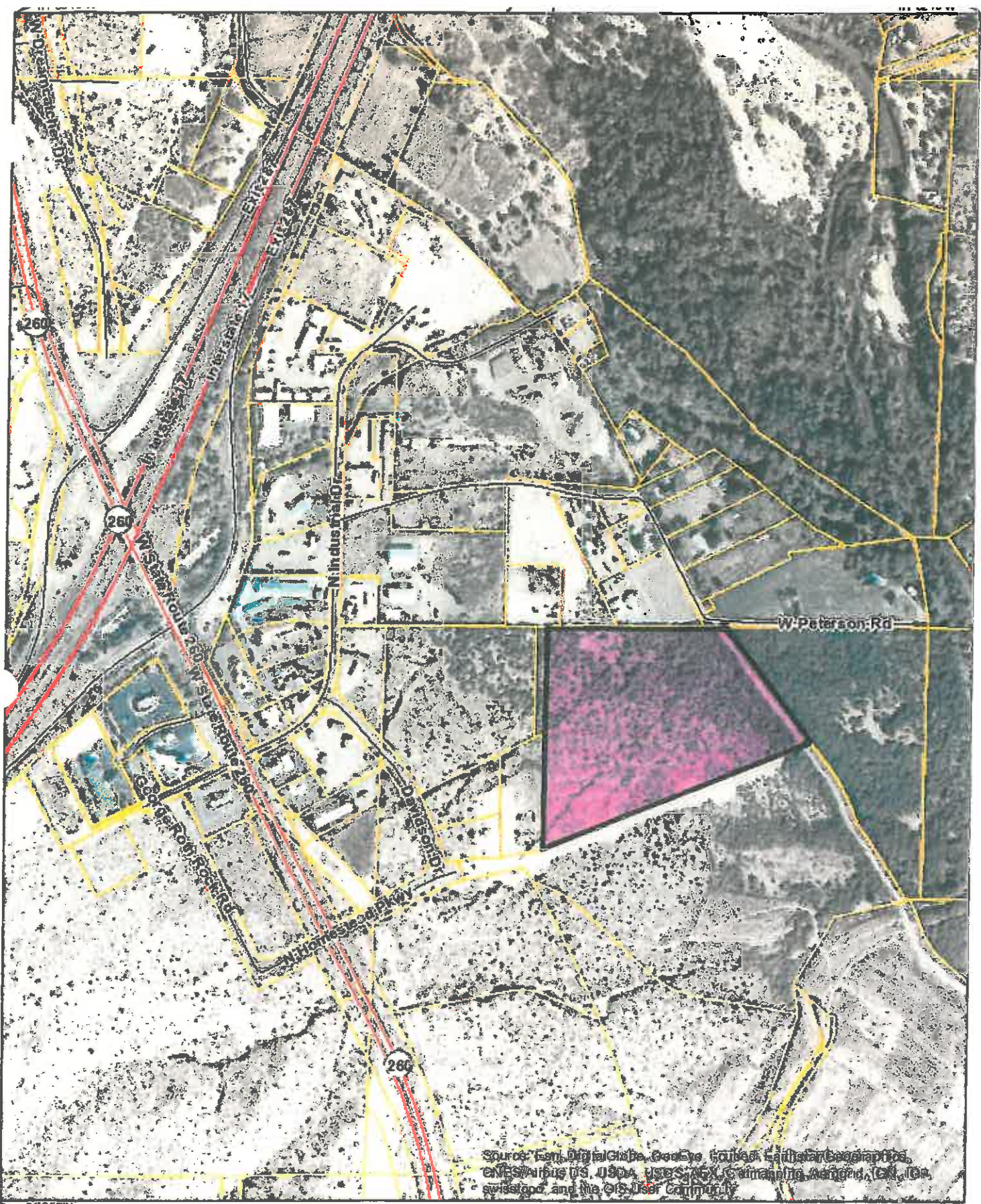
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 SHEET 1 OF 1

# Zoning Map Change

## Simonton Ranch 1, LLC

### Parcel 403-23-104F





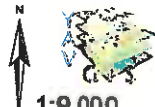
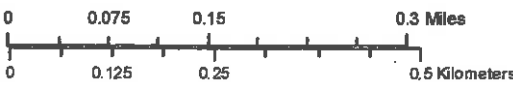
34°34'8"N  
111°53'10"W

34°34'8"N  
111°52'13"W

Source: Esri, DigitalGlobe, GeoEye, IGN, GeoSatellite, IGN, USGS, US Department of Defense, AeroGRID, IGN, GeoEye, and the GIS User Community



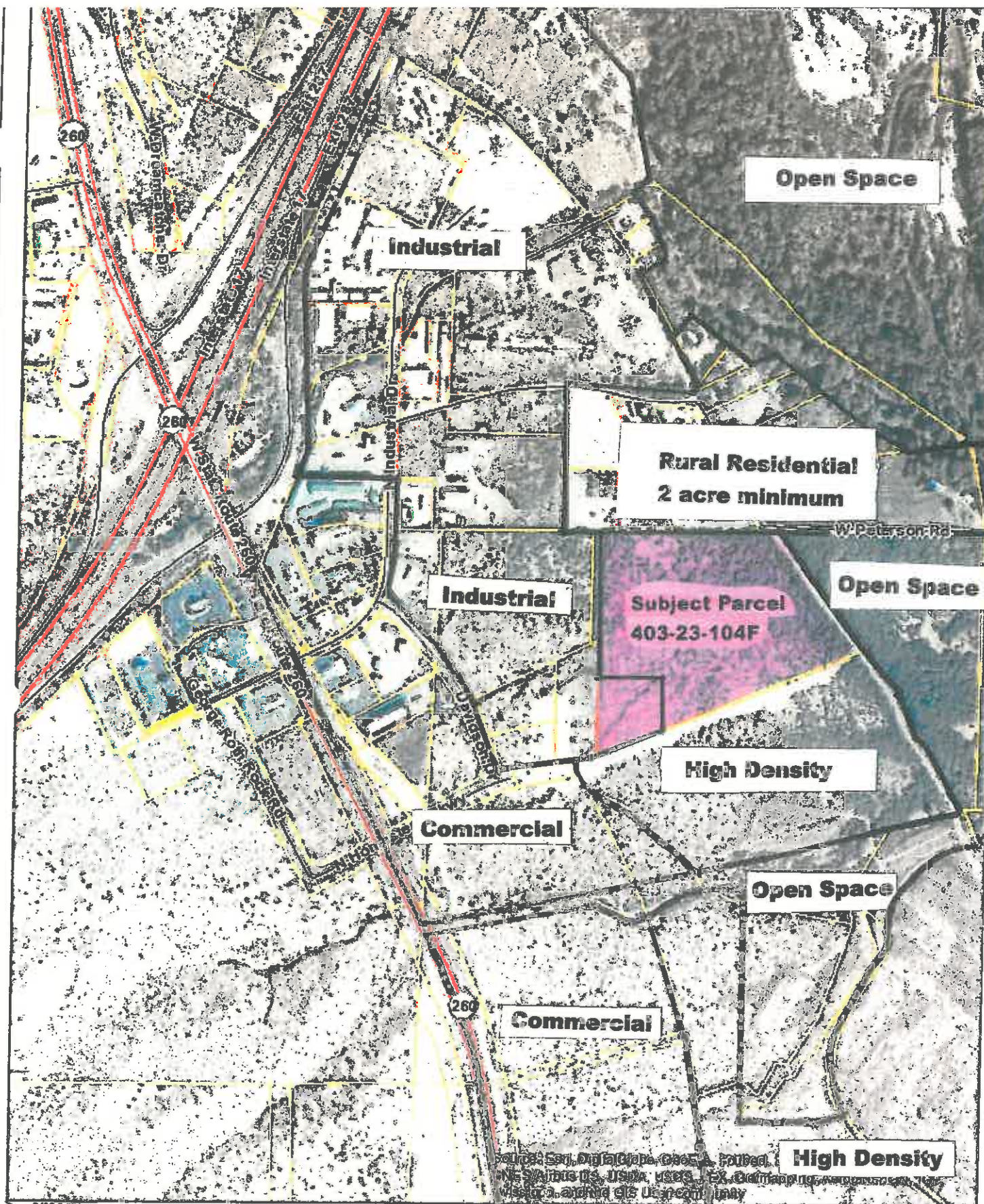
**Disclaimer:**  
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1:9,000

Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in the mapping product.

Map Created 8/28/2014



Open Space

Industrial

Rural Residential  
2 acre minimum

Industrial

Open Space

Subject Parcel  
403-23-104F

High Density

Commercial

Open Space

Commercial

High Density

Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES, USDA, USGS, AeroGRID, IGN, SIA, and other GeoEye users.  
www.arcgis.com

34°34'4"N  
111°53'12"W

34°34'4"N  
111°52'16"W



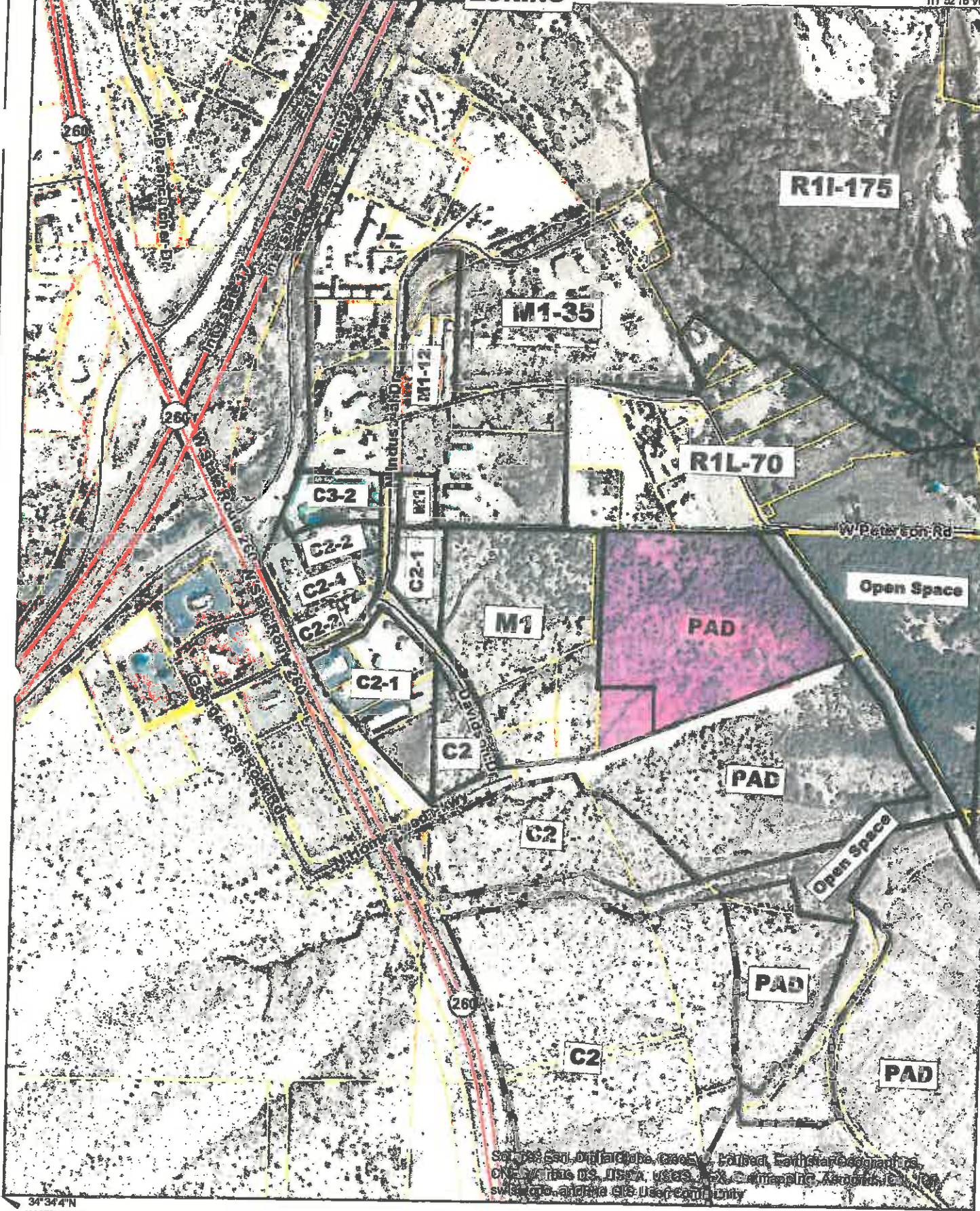
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Map Created 8/26/2014



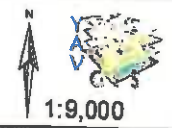
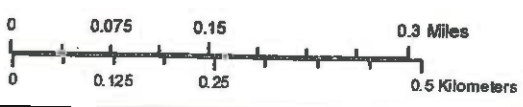
Source: Esri, DigitalGlobe, GeoEye, Earthstar (Earthstar), CNES, Airphoto DS, USDA, ESA, Swire, GeoEye, AeroGRID, IGN, and the GIS User Community

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1:9,000

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Map Created 8/26/2014



**DRAFT MINUTES**  
**Special Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY NOVEMBER 06, 2014**  
**6:30 PM**

1. **Call to Order**  
Chairman Davis called the meeting to order at 6:30 pm.
2. **Roll Call**  
Chairman Davis, Commissioners Blue, Burnside, Freeman, Hisrich, Norton, Parrish were present.  
  
Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Economic Development Director Steve Ayers and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**  
Commissioner Burnside 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:**  
October 09, 2014 General Plan Work Session  
October 23, 2014 General Plan Work Session
  - b. **Set Next Meeting, Date and Time:**  
As Needed

**On a motion by Freeman seconded by Burnside, the Commission passed the consent agenda unanimously.**

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 Input**

6. **Public Hearing, Discussion and possible Recommendation to Council on GPA 2014-0244** an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

**On a motion by Norton, seconded by Freeman, it is the recommendation to Council to approve a minor General Plan Amendment 20140244; an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy. This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.**

**Commissioner Burnside opposed.**

## STAFF PRESENTATION

Owens gave a description of the parcel and the proposed land use change. Neighborhood concerns were reported to the Commission. The staff report was concluded.

Scott Simonton addressed the Commission as the applicant for the General Plan Amendment. Steve Ayers explained that this matter stemmed from an offer made by Simonton Ranch and voiced his concern that if we don't act on the offer, another town would possibly offer an opportunity to the Verde Valley Archeological Center and Technology Park. Ayers explained that the change in zoning is necessary to proceed with the opportunity.

Tom Klucsarits stated that his property is possibly the most affected by this possible change and his only concern is when "events" take place. His concern is about the size of the parking lot and lighting that could be disruptive. Also Mr. Klucsaritis stated that Simonton offered a 50 foot buffer rather than the required 25 feet buffer zone and requested that this be upheld.

Klucsarits explained that currently this area is quiet. Another concern is with the possibility of the Town taking over Peterson Road which is currently a private road.

Connie Cowan addressed the Commission with her concerns over a possible sewer issue as well as the Peterson Road access issue. Cowan asked if there would be any impact toward the State Park and addressed her concern of whether or not the Archeological Center would be successful if the development does go through.

Ken Zoll, Executive Director with the Archeological Center displayed a draft plan of the proposed facility and the plans the Center has as far as activities. Zoll indicated there has been discussions with Yavapai College and Northern Arizona University to help increase revenue for the Center. Zoll did explain that ASU has inquired about building an outdoor facility at the site as well, but at this point it is too early for the Center to consider. Zoll mentioned items that are being donated which are extremely rare. One is a meteorite that originated in Camp Verde that will be displayed. Mr. Zoll further explained the success of the Archeological Center to date.

Klucsarits addressed the Commission again pointing out impacts to the adjacent residential properties and the concerns he has.

Simonton addressed Cowan's concern regarding sewer and stated there is nothing that he has not completed in regards to any agreement made.

Simonton presented a parcel map to Commission to help identify the site and the surrounding areas. Simonton expressed his strong confidence and support in the Archeological Center which is why he is donating the property.

Chairman Davis asked Simonton to address concerns from citizens, Simonton explained that at this point he is not prepared to answer those questions because the Archeological Center would need to go through the same permit process as anyone else.

Hisrich inquired about the process of developing a property that has known archeological artifacts. Simonton explained that the archeological investigation for the property was completed in 2007 or 2008.

Chip Norton confirmed that currently the property is zoned for 250 homes and there would be no open space left, but with the Archeological Center, there would be a large amount of open space left. Simonton agreed.

Norton also inquired if Simonton did agree to leave a 50 foot buffer for the residence owned by Klucsarits. Simonton explained that yes there would be a 50 foot buffer but clarified it would be a 25 foot drainage ditch included in the 50 feet.

Parrish voiced concern regarding how much right-of-way is included on Peterson Road.

Simonton explained where Peterson Road ends and where the right-of-way ends as well as easements.

Burnside questioned if outside storage is allowed on C2 property and the difference between a buffer as opposed to a setback. Jenkins explained that there is no buffer area requirement but rather, opaque screening, and therefore, it is required that a fence or dense vegetation, per our current Planning & Zoning Ordinance, be installed to screen between residential and commercial uses.

Burnside inquired about linear feet for roadways, splitting property and what would happen if this property is not part of the current "PAD". Jenkins explained the current PAD.

Burnside addressed he felt that the discussion taking place is not a General Plan Amendment but rather a Development Agreement Amendment.

Jenkins explained that if nothing has been developed in a PAD it can be voided. Davis questioned if the PAD is still valid. Jenkins explained that it is, and it would be in the best interest to look more into this.

Simonton stated that this was addressed in 2006 with the Town Attorney at that time and presented a current zoning map and explained how it was handled when rezoning has happened in the past. Simonton also explained that the property must be donated before December 31, 2014 or the offer of donation of land would go away.

Simonton requested that the Planning and Zoning Commission make their recommendation and allow the Town Council to make the final decision after the consultation with the Town Attorney.

Burnside suggests that the Commission change the PAD Development Agreement tonight.

Chairman Davis was concerned in delaying the matter, by not making a final decision.

Blue requested to revisit this matter in one week in order to consult with the Town Attorney.

Norton indicated he was prepared to make a recommendation to Council that evening.

7. **Public Hearing, Discussion and possible Recommendation (or denial) to Council on ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

**On a Motion by Norton, seconded by Hisrich, commission recommended to Council for approval of ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

**This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.**

**Commissioner Burnside opposed.**

Owens briefly described the proposal and the necessity for the change for the intended purposes.

Burnside stated that this item implies the request is to pull the property out of the PAD, but in fact, that would not be happening.

Davis disagreed and indicated he didn't feel that discussion was applicable at this point.

Jenkins informed the Commission that in 2012 PAD's were removed from zoning and that PUD still remains in the Planning & Zoning Ordinance.

8. **Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve and Marlys parks, owners of Krazy K RV park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups**

allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma.

On a Motion by Hisrich, seconded by Burnside, Commission voted unanimously to continue the application submitted by Steve and Marlys parks, owners of Krazy K RV Park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma to be discussed for possible recommendation in January 2015.

Jenkins indicated that the applicants had requested for a continuation to the January meeting so that they may prepare more.

**There will be no Public input on the following items:**

9. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities.

*The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.*

**No informational reports were given.**

10. **Staff Comments**

**No staff comments were heard.**

11. **Adjournment**

**On a motion by Parrish, seconded by Burnside, Commission unanimously voted to adjourn at 8:28 pm.**

\_\_\_\_\_  
Chairman B.J. Davis

\_\_\_\_\_  
Michael Jenkins – Community Development Director

**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 6<sup>th</sup> day of November, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Marie Moore, Recording Secretary



**Agenda Item Submission Form – Section I**

**Meeting Date:** November 19, 2014

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

**Requesting Department:** Council      **Staff Resource/Contact Person:** Mike Showers, Russ Martin

**Agenda Title (be exact):** Discussion, consideration and possible approval of Ordinance 2014-A400 rescinding Ordinance 2014-A398, which eliminated the exemption (q) sales of food for home consumption under Retail Sales: Exemptions in the Model City Tax Code.

**List Attached Documents:** 1) Ordinance 2014-A400

**Estimated Presentation Time:** N/A

**Estimated Discussion Time:** N/A

**Reviews Completed by:**

- Department Head:       Town Attorney Comments:

**Finance Review:**  Budgeted     Unbudgeted     N/A

**Finance Director Comments/Fund:**

**Fiscal Impact:** Eliminates the revenue stream that would have come from taxing food purchases.

**Comments:** None.

**Background Information:** Ordinance 2014-A398 was adopted by Council on September 17<sup>th</sup>, 2014. The Ordinance removed exemption (q) sales of food for home consumption under Section 8-465 Retail Sales: Exemptions in the Model City Tax Code. Ordinance 2014-A400 rescinds Ordinance 2014-A398 effectively leaving the exemption in place. This Ordinance must be approved with the attached emergency clause as Ordinance 2014-A398 is set to take effect December 1<sup>st</sup>, 2014.

**Recommended Action (Motion):** Approve Ordinance 2014-A400 rescinding Ordinance 2014-A398, which eliminated the exemption (q) sales of food for home consumption under Retail Sales: Exemptions in the Model City Tax Code.

**Instructions to the Clerk:** N/A

**ORDINANCE 2014-A400**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, RELATING TO ORDINANCE 2014-A398, ADOPTED ON SEPTMEBER 17, 2014, WHICH REMOVED EXEMPTION (Q) SALES OF FOOD FOR HOME CONSUMPTION, UNDER SECTION 8-465 RETAIL SALES: EXEMPTIONS, AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA:

Section 1: Ordinance 2014-A398 shall hereby be rescinded:

Section 2: The exemption (q) sales of food for home consumption under section 8-465: Retail sales: exemptions of the Camp Verde Model City Tax Code shall remain in effect:

Section 3: The provisions of sections 1 and 2 of this Ordinance shall be effective following all posting and publication requirements but not earlier than 30 days following the adoption hereof..

**Whereas:** It is deemed necessary to repeal Ordinance 2014-A398 immediately, an emergency is declared to exist and this Ordinance shall be effective immediately after this adoption.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Camp Verde, Arizona, this 19th day of November, 2014.

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

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Debbie Barber, Town Clerk

\_\_\_\_\_  
W.J. Sims, Town Attorney



**Agenda Item Submission Form – Section I**

**Meeting Date:**

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

**Requesting Department:** Economic Development

**Staff Resource/Contact Person:** Steve Ayers

**Agenda Title (be exact):** Discussion, consideration and possible direction to staff to transfer \$5,822 from account 01-999-20-796000, Water Advisory Committee, to Economic Development Department Projects account 01-170-20-757100 to fund a contract extension for the Economic Development intern. This transfer would extend the position through June 31, 2015.

**List Attached Documents:**

- 1) Intern contract
- 2) List of projects currently being carried out by the ED intern
- 3) Mary McCarthy's resume

**Estimated Presentation Time:** 5 minutes

**Estimated Discussion Time:** 5 minutes

**Reviews Completed by:**

- Department Head:                       Town Attorney Comments:

Finance Review:  Budgeted     Unbudgeted     N/A

Finance Director Comments/Fund:

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Background Information:** The Town of Camp Verde's Economic Development Department contracted with Mary McCarthy in June 2014 to assist in developing a series of projects related to the Town's "sense of place." Ms.

McCarthy is currently working on at least a dozen individual projects. Her continued assistance is vital to the success of the economic development strategies currently outlined in the General Plan as well as those outlined in the existing Focused Future economic development and community development planning document. Among the areas these documents prioritize of which the intern's continued assistance is vital are: 1) History and historic preservation 2) small town rural atmosphere, 3) family oriented community, 4) open space and agricultural areas, 5) quality of life, 6) communication, visual attractiveness and 7) tourism.

**Recommended Action (Motion)** Move to transfer an amount of \$5,844 from account 01-999-20-796000, Water Advisory Committee, to Economic Development Department Projects account 01-170-20-757100 to fund a contract extension for the Economic Development intern. This transfer would extend funding for the position through June 31, 2015.

**Instructions to the Clerk:**



**Contractual Internship Agreement  
Between  
Mary McCarthy and the Town of Camp Verde**

The Town of Camp Verde agrees to pay Mary McCarthy the sum of \$4000 to develop a series of sustainable economic development programs to include but not limited to the following:

- Develop and coordinate an internship program through Northern Arizona University in which the NAU Public History and/or Sustainable Communities programs would provide interns to the Town of Camp Verde and its partners
- Explore grant opportunities related to sustainable development projects
- Assist in the coordination of Camp Verde's 150th anniversary
- Help develop agricultural branding for camp Verde and the region
- Assist in the development of a historic district ordinance
- Develop a historic sign program
- Develop additional signage and interpretation for Camp Verde's Center of Arizona monument
- Work with CVHS and VVAC on projects of mutual interest to the town including but not limited to the finalization of a 12 acre land donation from Scott Simonton, the historic preservation of Clear Creek Church and the Hance House, and the historic designation of the CVHS's WPA outhouse.
- Explore how Camp Verde might go about building the Wingfield Water Tower
- Explore what it will take to become a tree city
- Work with Lowell Observatory on dark skies programs for Camp Verde -Li
- Other projects as agreed

It is understood by both parties that after examining some of these projects they may or may not be feasible or within the scope of this agreement and, as such, would not be completed. It is also understood that Mary McCarthy has the ability to add projects to the list that she feels would enhance Camp Verde's "sense of place."

It is further agreed that if funding becomes available in Fiscal Year 2015 to extend Mary McCarthy's services, the Town of Camp Verde and Mary McCarthy may extend this agreement on a month to month basis at a rate of no less than \$12 per hour for a minimum of 20 hours a week.



Steve Avers  
Economic Development Director  
Town of Camp Verde

6-15-14

Date



Mary McCarthy

6/15/14

Date

- Partnering with Community Library staff, Astronomers of the Verde Valley, Camp Verde Parks and Recreation, Fort Verde State Park Staff, area schools
- Agricultural Branding
  - **Completed preliminary research on regional agricultural branding programs**
- Digital history: Walking Tour
  - **Project nearing completion**
  - Working on a QR code project to make the existing Historic Walking Tour available online
    - Sign design complete; waiting for printing and installation
    - Finalizing webpage components
- National Register of Historic Places designation for WPA outhouse
  - **Preliminary research, report, and site inspection complete**
  - Working on collaboration with the State Historic Preservation Office, Camp Verde citizens, and experts from across Arizona
- Website development and editing
  - **Ongoing project through 2015**
  - Involved with the recently launched VisitCampVerde.Com website and the future Economic Development site
  - Working in collaboration with web developers and Clerk's Office staff
- Interpretive signage projects
  - **Currently developing signs for installation in Rezzonico Family Park**
  - Working in collaboration with The Nature Conservancy
- Involved in Focused Future II
  - **Ongoing project through 2015**
- Grant funding research
  - **Ongoing project**
  - Conducts weekly reviews of available grant opportunities on eCivis
- Landmark Overlay District
  - **Ongoing research and brainstorming in collaboration with regional experts**

## Resume for Mary McCarthy

### Spring 2014

#### Degrees:

- ◆ B.A. in History with a thematic minor in human-environment interactions from the University of Arizona in Tucson; GPA: 4.0
- ◆ Currently seeking a M.A. in Sustainable Communities from Northern Arizona University (NAU) in Flagstaff; GPA: 4.0

#### Scholarships, Awards, and Honors:

- ◆ Phi Beta Kappa
- ◆ Phi Theta Kappa
- ◆ University of Arizona Honors College 2008-2011
- ◆ Arizona Excellence Tuition Scholarship, 2008-2011
- ◆ University of Arizona Undergraduate History Scholarship (2010)
- ◆ University of Arizona Undergraduate History Scholarship (2011)
- ◆ William J. DeLong Memorial Scholarship
- ◆ Graduated summa cum laude from the University of Arizona in December of 2011
- ◆ Out-of-State Tuition Waiver, Sustainable Communities, NAU Spring 2012-Spring 2013

#### Publications:

- ◆ "Date Palms in the Desert: Reimagining and Cooperating with Nature in Arid Arizona" in the *Arizona Journal of Interdisciplinary Studies*, 2012

#### Employment and Internships:

- ◆ Seasonal farm interpreter at the Primrose Farm Living History Museum, St. Charles, Illinois 2008-2013
- ◆ Internship at the Arizona State Museum, Fall 2010
- ◆ Internship at the Tucson Village Farm, Fall 2011
- ◆ Graduate Assistantship with the School Garden Action Research Team, NAU, Spring 2012-Spring 2013
- ◆ Co-started a mother-daughter Etsy business selling fiber products, 2013
- ◆ Graduate Assistantship with the Northern Arizona History Academy Teaching American History Grant, NAU, Fall 2013
- ◆ Grant Assistant with the Northern Arizona History Academy Teaching American History Grant, NAU, Spring 2014

#### Community Service:

- ◆ Volunteered with Watershed Management Group to install rainwater catchment basins in Tucson
- ◆ Volunteered at Native Seed Search in Tucson
- ◆ Volunteered with the Samos Neighborhood Community Group in Tucson
- ◆ Volunteered in the classroom and school gardens in Kinsey Elementary, Killip Elementary, and Flagstaff Junior Academy in Flagstaff

#### Online Presence:

- ◆ LinkedIn Profile at [www.linkedin.com/pub/mary-mccarthy/62/889/1b2/](http://www.linkedin.com/pub/mary-mccarthy/62/889/1b2/)
- ◆ Etsy Shop at [www.etsy.com/shop/CozyHollowFarm](http://www.etsy.com/shop/CozyHollowFarm)



Mary McCarthy  
Sustainable Economic Development Intern  
Town of Camp Verde

## Project List as of November 10, 2014

- Historic Resource Survey
  - **Completed inventory of existing survey; updated document**
  - Submitted survey to the Cline Library Special Collections at NAU
  
- Signage for five of Camp Verde's historic irrigation ditches
  - **Project nearing completion**
  - Created sign design
  - Wrote and developed new webpage on VisitCampVerde.Com with information about each historic ditch
  - Waiting for delivery and installation of signs at 16 key intersections of ditches and roadways; **completed by December, 2014**
  
- Tree City USA designation
  - **Program research complete**
  - Leading the new Tree Advisory Board composed of five Camp Verde residents
    - Drafting a Tree Care Ordinance and Arbor Day Proclamation for approval by Town Council
    - **Planning to submit Tree City application in December 2014 and receive designation in January 2015**
  - Working in collaboration with residents, business owners, and the Arizona State Forestry Division
  
- Sesquicentennial Planning
  - **Ongoing project through 2015**
  - Co-lead Sesquicentennial Planning Committee meetings with Steve Ayers
  - Created and executed sesquicentennial logo design contest; winner to be publicly announced on November 18
  - Partnering with community members and the Camp Verde Historical Society
  
- Dark Sky Community Designation
  - **Majority of project research complete**
  - Designated two of Camp Verde's existing public parks 'StarParks' in cooperation with Camp Verde Parks and Recreation
    - Registered Camp Verde's StarParks with One Star At A Time StarPark program
    - Designed new StarPark signs; waiting for printing and installation



Town of Camp Verde

Meeting Date: November 6, 2013

**Agenda Item Submission Form - Section I**

**Meeting Date:**

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

**Requesting Department:** Economic Development

**Staff Resource/Contact Person:** Steve Ayers

**Agenda Title (be exact):** Request by the Sesquicentennial committee to proceed with a plan that would declare the area surrounding the gazebo to be the Town's official Sesquicentennial Park

**List Attached Documents:** None

**Estimated Presentation Time:** 5 min

**Estimated Discussion Time:** 5 min

**Reviews Completed by:**

- Department Head:                       Town Attorney Comments:

Finance Review:  Budgeted     Unbudgeted     N/A

Finance Director Comments/Fund:

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Recommended Action (Motion):** The Camp Verde Sesquicentennial Committee is proposing to designate the area surrounding the town's gazebo as a Sesquicentennial Park. Some of the ideas include beautification, interpretive panels and other amenities. Before exploring the details of such a proposal the committee is asking for the council's blessing.

**Instructions to the Clerk:**