



SPECIAL SESSION
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, AUGUST 6, 2020 AT 6:30 PM
ZOOM MEETING LINK: <https://us02web.zoom.us/j/82869416877>

Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing.

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

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 Commission so requests.

a. Approval of Minutes:

June 11, 2020 – Special Session (Work Session Only)

b. Set Next Meeting, Date and Time:

TBD

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

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

6. Action Items:

- a. Public Hearing, Discussion, and possible recommendation to the Town Council regarding an application submitted by Town of Camp Verde Community Development for a Zoning Map Change from C2 (Commercial: General Sales & Services) to C3 (Commercial: Heavy Commercial) for White Hawk Business Park, Lots 1-12. The property consists of approximately 5.82 acres and is located at the end of Homestead Parkway, east of State Route 260, APNs 403-23-107 through 403-23-118, in Camp Verde, Yavapai County, Arizona.
- b. Public Hearing, Discussion, and possible recommendation to the Town Council for an application submitted by Town of Camp Verde Community Development for a Zoning Text Amendment for the following: Animals: Section 305.B.2, Exceptions, Regarding Animal Counts; Off-Street Parking: Section 403.E.2, Regarding Employee Parking; Signs: Section 404.H, Permitted Permanent Signs, Commercial, Freeway Signage; Town Council: Section 600.C.3, Regarding Board Appointments/Quorums; of the Town of Camp Verde Planning & Zoning Ordinances and Subdivision Regulations.

There Will Be No Public Input on the Following Items:

7. Current Events

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

8. Staff Comments

Annexations:

Alcantara Vineyards
Wastewater Treatment Plant & Rodeo Arena

Upcoming Action Items:

Zoning Map Change along Aultman Parkway
Additional Zoning Text Amendments

9. Adjournment

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

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

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

Posted:

_____ Town Hall _____ Website

Date: _____

**SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, JUNE 11, 2020
6:30 PM**

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

1. Call to Order

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

2. Roll Call

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

Also Present

Community Development Director Melinda Lee and Assistant Planner Bobbi Webb.

3. Pledge of Allegiance

Commissioner Chip Norton led the Pledge.

4. Consent Agenda

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

A. Approval of Minutes:

April 2, 2020 – Special Session

B. Set Next Meeting, Date and Time:

TBA

Commissioner Hough made some corrections to his motions in the minutes. He would like both of his motions (Items 6 & 7) to state: "*recommendation to Council to approve*". **Motion** was made by Commissioner Norton to accept the consent agenda to include Commissioner Hough suggested revisions. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson McPhail, Commissioners Blue, Norton and Hough approving.

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

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

No public comments.

6. Discussion between Planning & Zoning Commission and Community Development Director on proposed Text Amendments to the Planning & Zoning Ordinance regarding the following topics. Community Development Director Melinda Lee stated she will review each section and explain the modifications to each section. Commissioners will have a chance to share their input.

a. Animals: Section 305.B.2, a. and b., Nursing Animals & Poultry

Requesting clarification of the exclusion of nursing animals and poultry from the animal count for livestock, and to move the reference to the opening paragraph of this section. Does the size of the lot matter for these types of animals, what is considered livestock and clarify the exceptions. Federal Code does not consider these animals as livestock and should not be considered part of the code.

Ms. Lee explained that a “young nursing animal” is an animal under 6 months of age.

Chair McPhail suggested adding the definition of nursing animals as animal up to 6 months of age in the amendment. Commissioners would like to move chickens/fowl out of the exceptions and clarify the intent of “young nursing animals”. Ms. Lee will do more research on the wording to clarify this.

b. Landscape Standards: Section 402.B.1.c, Inorganic Ground Cover

Requesting clarification for the amount of landscaping that should be live plantings vs. inorganic ground cover. Ms. Lee would like some direction on this for interpretation purposes.

Chair McPhail did some research on this. She suggests we consider requiring, at least the setbacks and undeveloped areas, be treated in some manner. Maybe even be more specific as to numbers of shrubbery/trees.

Ms. Lee suggests using a percentage of covering.

Commissioners discussed options and the pros and cons of a Design Review Board.

Commission would like to leave this as is for now.

c. Parking: Section 403.E.2, Employee Parking

Requesting the addition of employee parking based on shifts. Ms. Lee reviewed area calculations.

Commissioners are ok with the modification to the wording.

d. Signs: Section 404.H, Freeway Signage

Requesting removal of the criteria for freeway signage that relates to “Lodging, Food, Fuel and Attractions”, as it denotes content related advertising.

Ms. Lee reviewed the code for signs. The town cannot regulate signs based on content based on Supreme Court ruling.

Commissioners are ok with the modification to the wording.

e. Board Members: Section 600.C.3, Board Appointments/Quorums

Requesting correction to this section to reflect the recently approved change of Board of Adjustment & Appeals board members from seven to five.

Ms. Lee stated B1 should say (4) members for P&Z and (3) members for the Board of Adjustments to have a quorum.

Commissioners are ok with the modification to the wording with the additional corrections Ms. Lee stated.

7. Current Events

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

No current events.

9. Staff Comments

Ms. Lee said during the operating restrictions, their office was open daily by appointment only. Business actually increased from the previous year.

10. Adjournment

Meeting was adjourned at 7:23PM

Cris McPhail, Chairperson
Planning & Zoning Commission

Melinda Lee, Director
Community Development

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 11th day of June 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of June 2020.

Jennifer Reed

Jennifer Reed, Recording Secretary

DRAFT



Town of Camp Verde

Agenda Item Submission Form

Meeting Date: August 6, 2020 Planning & Zoning Commission

Applicant: Town of Camp Verde Community Development
Application: Zoning Map Change
Application No.: 20200213

Presentation/Action: Recommendation to Town Council

Requesting Department: Community Development
Staff Resource/Contact Person: Bobbi Webb, Assistant Planner

Agenda Title:

Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Town of Camp Verde Community Development, for a Zoning Map Change from C2 (Commercial: General Sales and Services) to C3 (Commercial: Heavy Commercial) for White Hawk Business Park Lots 1-12. The property is approximately 6.59 acres and is located at the end of Homestead Parkway, east of State Route 260, APNs 403-23-107 through 403-23-118, in Camp Verde, Yavapai County, Arizona.

List Attached Documents:

- Exhibit A: Staff Report; Vicinity Map, Zoning & Land Use Map, Property Photos
- Exhibit B: Zoning Map Change Application, C2 & C3 Zoning District Uses, CC&Rs & Conceptual Site Plan
- Exhibit C: Neighborhood Meeting Notification, Buffer List, Sign-In Sheet & Summary
- Exhibit D: Communications from Agencies/Public

Estimated Presentation Time: 20 minutes.

Estimated Discussion Time: 30 minutes

Reviews Completed by:

Community Development Director, Melinda Lee

Town of Camp Verde: August 6, 2020 Planning & Zoning Commission

BACKGROUND:

The application for this Zoning Map Change was submitted by Town of Camp Verde Community Development. An agreement was made between the Town and the developer to process this application on their behalf as a result of the Homestead Parkway improvements. White Hawk Business Park is located at the end of Homestead Parkway, east of State Route 260. The property is currently zoned C2 (Commercial: General Sales and Services), and the applicant has requested a Zoning Map Change to C3 (Commercial: Heavy Commercial).

The Final Plat for White Hawk Business Park was approved by Town Council March 25, 2019 with Lots 1-12. The property originated as approximately 6.59 acres of undeveloped land and was designed to include 12 commercial lots accessed from Homestead Parkway, with a new cul-de-sac located in the center of the property; this consists of a 24-foot wide asphalt surface and a rolled curb and gutter. The addition of the cul-de-sac resulted in approximately 5.82 acres of available property to develop, with a minimum lot size of .26 acres. Improvements included the extension of water, sewer and dry utilities to the cul-de-sac as well as minimal site grading.

No specific building construction has been proposed by the developer. A conceptual site plan was submitted to provide a visual representation. CC&Rs exist for White Hawk Business Park, and it is the intent of the developer to attract “clean” light industrial uses.

A pocket of residential properties, which are zoned R1L (Residential: Single-family Limited), exist north of White Hawk Business Park. These properties are surrounded by C2 (Commercial: General Sales and Services), C3 (Commercial: Heavy Commercial) and M1 (Industrial: General) Use Districts, and State Parks.

The Town of Camp Verde Community Development is requesting a Zoning Map Change to C3 to provide for a heavy commercial zone, which would also allow light industrial uses, within the Town of Camp Verde.

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

- The applicant mailed out 10 letters to property owners within 300’ on July 6, 2020, which invited them to the neighborhood meeting on July 20, 2020. This letter also advised the neighbors of the tentative Planning & Zoning Public Hearing and Town Council meeting dates, times, and location.
- A Notice of Public Hearing was posted in the Verde Independent–Camp Verde Bugle newspaper on July 19, 2020 by Community Development Staff.
- A Notice of Public Hearing and a rescheduled neighborhood meeting was posted on the subject property on July 20, 2020 by Community Development Staff. When posting the Public Hearing Notice, it was determined that the neighborhood meeting notice had not been posted.
- The applicant mailed 10 letters to the property owners within 300’ on July 20, 2020, inviting them to a rescheduled neighborhood meeting on August 3, 2020.
- A Notice of Public Hearing was posted in public places on July 20, 2020, by Community Development Staff.

- A neighborhood meeting was held at 473 S. Main St, Ste 106 on July 20, 2020. There were 8 attendees at the meeting; 2 of which were associated with Town of Camp Verde Community Development (Exhibit C).
- The Planning & Zoning Commission agenda was posted in public places on July 29, 2020 by Community Development Staff.
- A second neighborhood meeting was held on August 3, 2020. A summary of that meeting will be provided at the Public Hearing.

COMMUNICATIONS FROM AGENCIES/PUBLIC:

Staff has received no comments from the public regarding this request, however a Petition to Prevent Rezoning Map Change was received with 13 signatures from individuals who oppose the application (Exhibit D).

Staff has received the following comments from reviewing agencies (Exhibit D):

Town of Camp Verde Public Works Department-

Contact: Ron Long Comments Received: 7/9/2020

- Public Works has no comments or concerns at this point.

Copper Canyon Fire & Medical Association-

Contact: Ken Krebs Comments Received: 7/7/2020

- Fire has no comments or concerns at this point.

Town of Camp Verde Wastewater Department

Contact: Chet Teague Comments Received: 7/22/2020

- Let the owner know that they will be required to hook up to the Town sewer, and some applications may require pre-treatment on property before hookup.

GENERAL PLAN:

The White Hawk Business Park is located in the Finnie Flat Character Area. Much of the area is comprised of commercial uses along State Route 260 and Industrial Drive. C2 District in this area tend to border State Route 260. C3 and M1 Districts are located in the interior of this area, along Industrial and Davidson Drive, near Homestead Parkway. The preferred non-residential zoning districts along Davidson Drive, near Homestead Parkway include RS, C1, C2, C3, PM, and M1.

This request complies with the General Plan in the following areas:

Goal A:

A.1. Encourage regional commercial and employment centers to support the region's needs. *The light industrial businesses expected to locate here will benefit the region through its proximity to the Interstate 17 and State Route 260 Interchange.*

A.2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies. *This business will promote economic growth within the Verde Valley.*

A.4. Promote commercial and mixed-use development adjacent to State Route 260 and adjacent to Finnie Flat Road. *Along State Route 260, this development will promote commercial and light industrial use within Camp Verde. Along Finnie Flat Road, this project will enhance the area for businesses and residents.*

STAFF RECOMMENDATION:

Staff recommends approval of the request for a Zoning Map Change which would allow C3 (Commercial: Heavy Commercial) zoning for this property; based on the following Findings of Fact:

- The lots in White Hawk Business Park are smaller lots that will attract commercial and light manufacturing that will be performed indoors.
- The CC&Rs state that there will be no businesses that create nuisances with issues such as odor and noise. The intent is to attract “clean” light industrial uses.
- There is only one residential parcel that borders the Business Park off of Peterson. The two parcels on the north side of the property will be separated from the residential neighborhood by a 50-foot buffer.
- There is no access to the residential neighborhood off Peterson Road from Homestead Parkway; therefore, their traffic will not increase from this project.
- Additional drainage was provided along and through the Business Park to assist with storm water runoff.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND APPROVAL OF AN APPLICATION FOR A ZONING MAP CHANGE, AS REQUESTED BY BOBBI WEBB, ASSISTANT PLANNER, CAMP VERDE COMMUNITY DEVELOPMENT TO CHANGE FROM C2 (COMMERCIAL: GENERAL SALES AND SERVICES) ZONING TO C3 (COMMERCIAL: HEAVY COMMERCIAL) ZONING. THE PROPERTY INCLUDES LOTS 1 THROUGH 12 IN THE WHITE HAWK BUSINESS PARK, AT THE END OF HOMESTEAD PARKWAY, EAST OF STATE ROUTE 260, ON PARCEL NOS. 403-23-107 THROUGH 403-23-118, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

EXHIBIT A- VICINITY MAP

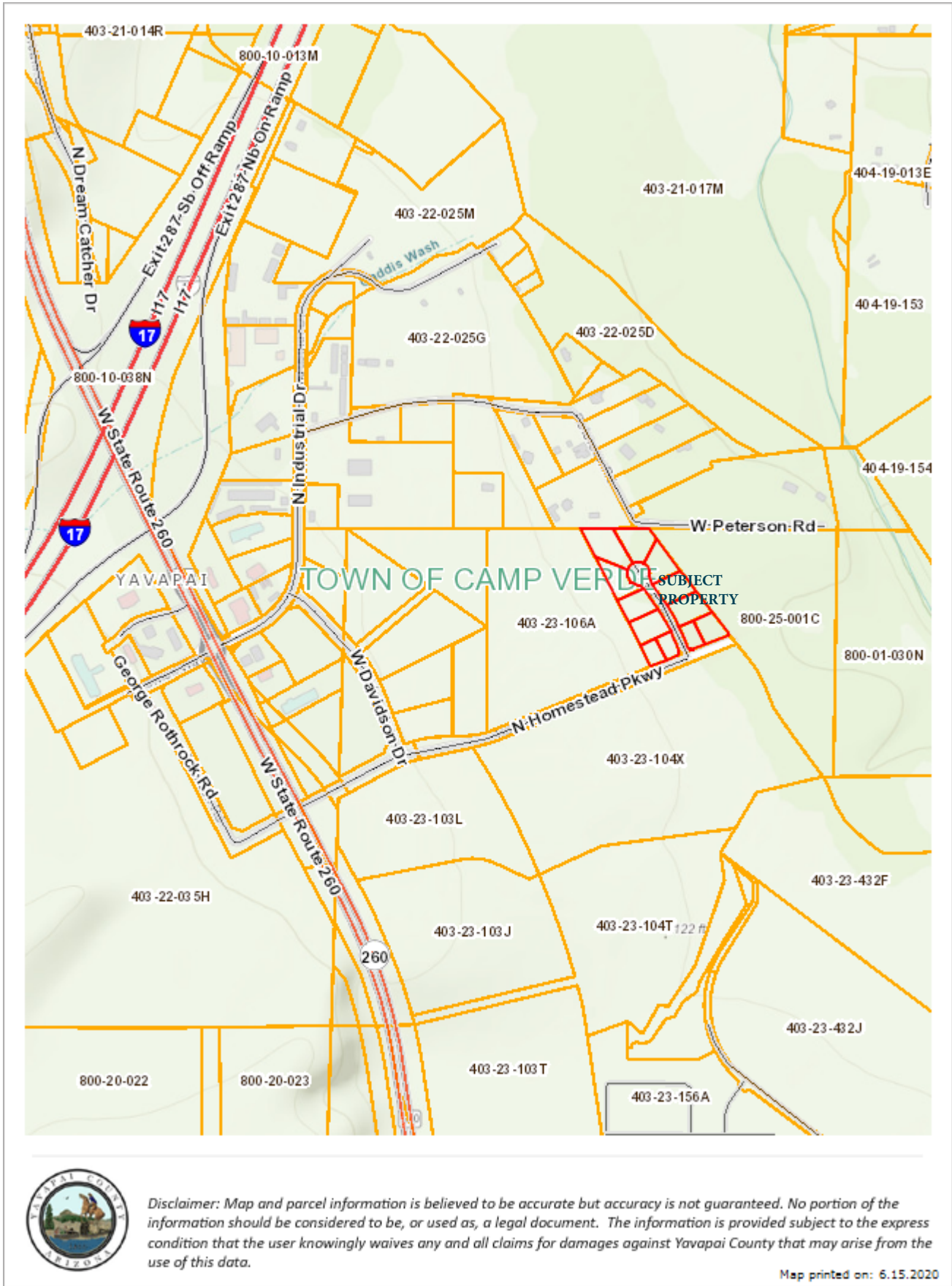
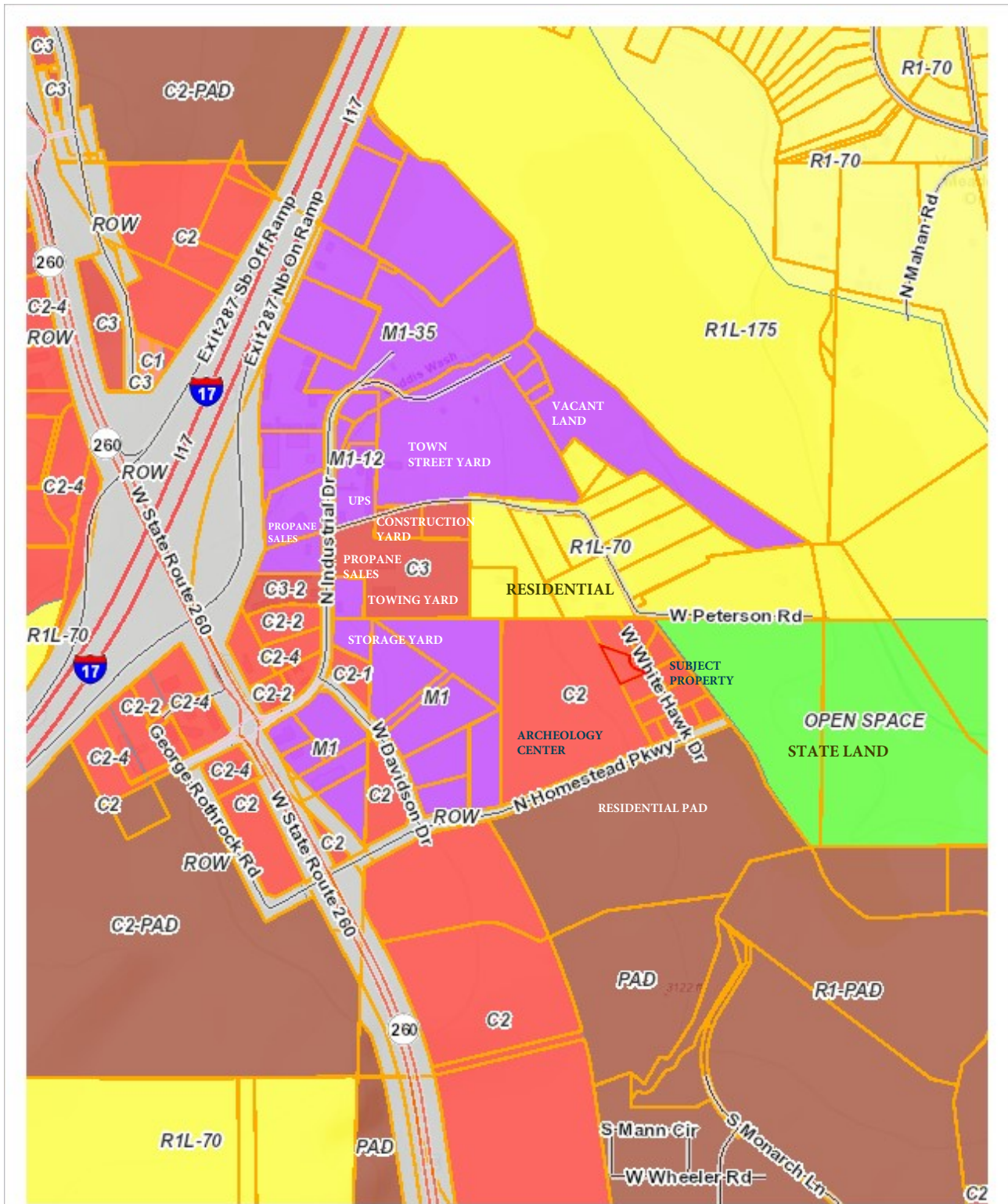


EXHIBIT A: ZONING & LAND USE MAP



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

Map printed on: 7.29.2020

WHITE HAWK BUSINESS PARK:

403-23-107 TO 403-23-118



VIEW FROM N HOMESTEAD PARKWAY



VIEW OF PROPERTIES NW OF WHITE HAWK DR



VIEW FROM W PETERSON RD



VIEW FROM W PETERSON RD

Revised 06/05/18

Application #: 20200213



Land Use Application Form

1. Application is made for:

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

2. Project Name: White Hawk Business Park

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

Owner Name: Simonton Ranch LLC Applicant Name: Bobbi Webb
 Address: 2639 E Lovebird Ln Address: 473 S. Main St Ste 108
 City: Gilbert State: AZ Zip: 85297-8190 City: Camp Verde State: AZ Zip: 86322
 Phone: _____ Phone: 928-554-0054
 E-mail: scott@simontoncompanies.com E-Mail: bobbi.webb@campverde.az.gov

4. Property Description: Parcel Number 403-23-107 through 118 Acres: 5.82

Address or Location: White Hawk Business Park

Existing Zoning: C2 Existing Use: N/A

Proposed Zoning: M1 Proposed Use: Light Industrial Business Park

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

Provide a light industrial zone in the Town of Camp Verde on Homestead Pkwy.

6. Certification:

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

Owner: _____ Date: _____

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: 6/17/2020

EXHIBIT B -C2 ZONING DISTRICT

G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- d. Automobile repair (light).
- e. Automotive service stations.
- f. Baking and confection cooking for on-site sale only.
- g. Bars, tap rooms and nightclubs.
- h. Bed and Breakfast
- i. Bowling alleys and poolrooms.
- j. Business offices, banks and similar; including drive-through.
- k. Commercial art galleries.
- l. Commercial bath and massage.
- m. Commercial parking facilities.
- n. Community parks, playgrounds or centers.
- o. Custom service and craft shops.
- p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- q. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- s. Flood control facilities.
- t. Frozen food lockers.
- u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- w. Historical Landmarks.
- x. Home occupations (See Section 303).
- y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans
- z. Hotels and motels with five or more guest rooms.
- aa. Keeping of farm animals, limited (See Section 305).

- bb. Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- cc. Miniature golf establishment.
- dd. Mortuary
- ee. Multiple dwelling units and apartment hotels
- ff. Nursery schools; day care centers (child or adult).
- gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- hh. Open land carnival and recreation facilities (religious & educational institutions).
- p. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - ii. Personal services.
 - jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
 - kk. Private clubs and lodges operated solely for the benefit of bona fide members.
 - ll. Religious institutions (in permanent buildings).
 - mm. Restaurants and cafes, including drive-through.
 - nn. Retail sales.
 - oo. Sales (retail and wholesale) and rentals.
 - pp. Theaters, auditoriums, banquet and dance halls.
 - qq. Veterinary services.
 - rr. Water distillation and bottling for retail sales only.
 - ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
 - 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
 - 3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

- a. Government facilities and facilities required for the provision of utilities and public services
- b. Outdoor recreation or assembly facilities.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- d. Transmitter stations and towers for automatic transmitting.

c. Revival tents and similar temporary operations. (See Section 601.D)

e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
- 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-7: C2 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards

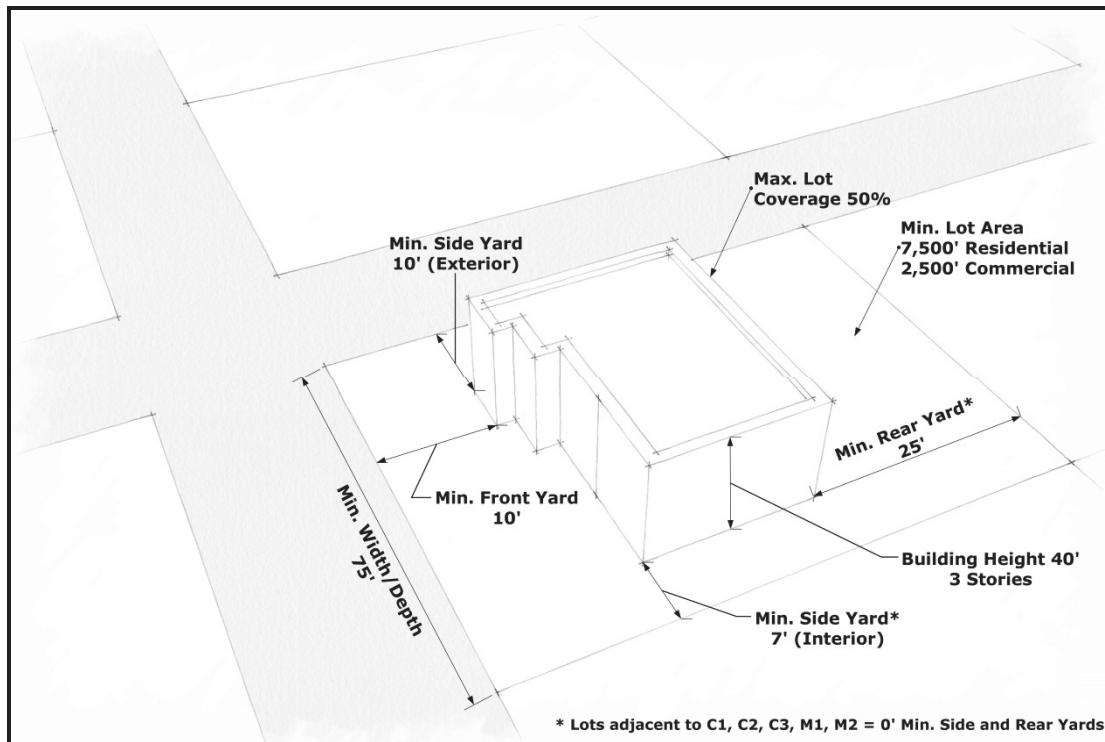


EXHIBIT B- C3 ZONING DISTRICT

H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

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

2. Permitted Uses and Structures:

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

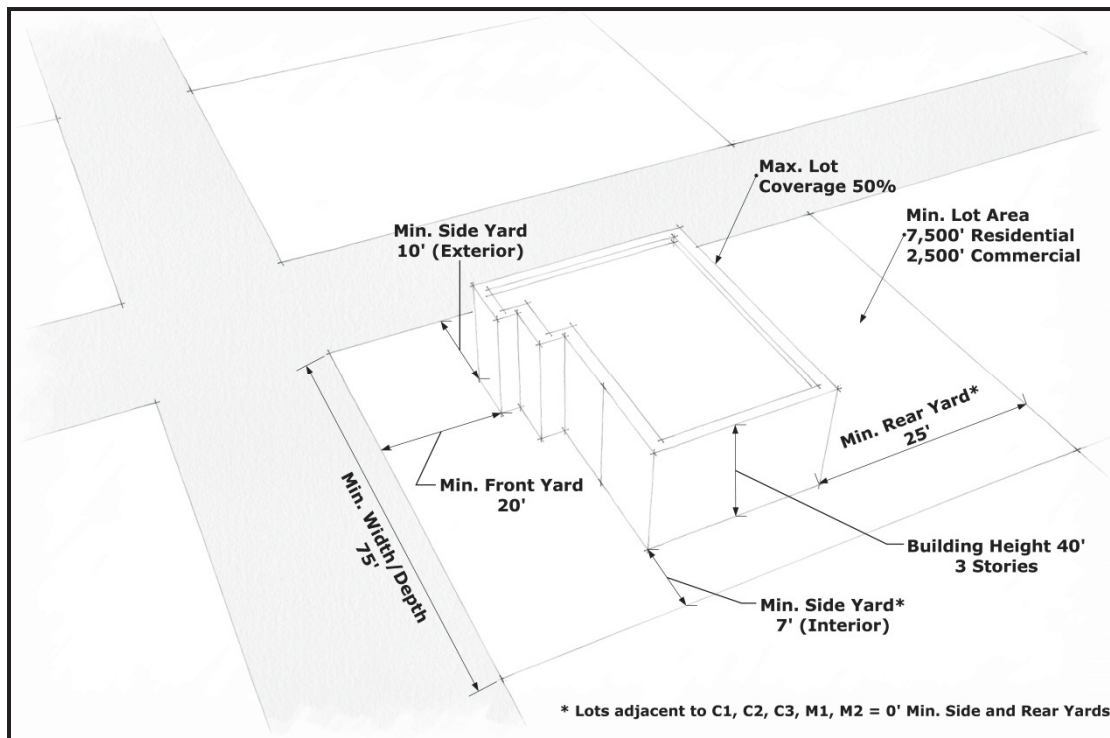
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more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

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

Table 2-8: C3 Dimensional Standards

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

Figure 2-8: C3 Dimensional Standards





APN 403-23-104V
VERDE VALLEY ARCHAEOLOGY
CENTER INC.
C-2
6.00 AC

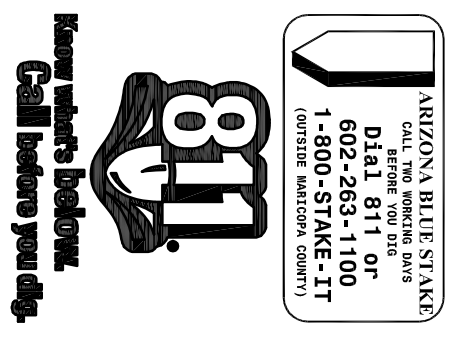
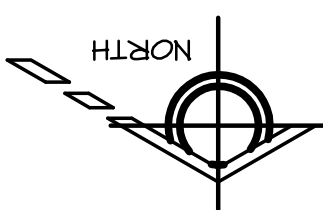
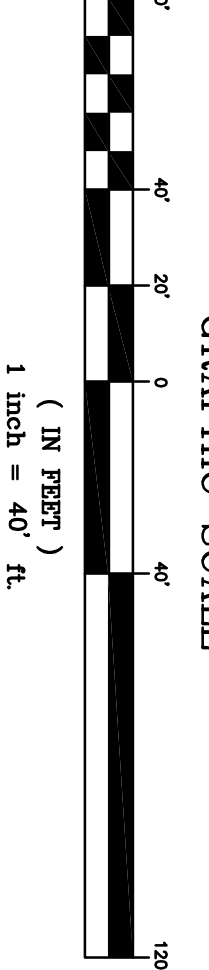
APN 800-25-001C
ARIZONA STATE PARKS
OPEN SPACE

APN 403-23-104X
SUMMERSSET AT CAMP VERDE LLC.
R1-PAD
28.22 AC

SITE PLAN

SCALE: 1" = 40'-0"

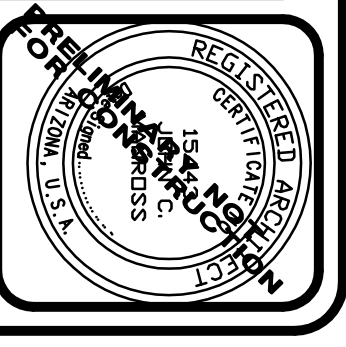
GRAPHIC SCALE



SHEET AI
SITE PLAN
DATE 7-16-20 DWN. BY jm, IA
PROJECT NO 2016

WHITE HAWK BUSINESS PARK
APN: 403-23-104W
CAMP VERDE, ARIZONA

DESIGN PROFESSIONALS, L.L.C.
T-480-894-1680 F-480-894-2529
4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215





When Recorded, Return to:

Simonton Ranch 1, LLC
Attn: G. Scott Simonton
2639 E. Lovebird Lane
Gilbert, Arizona 85297

(Parcel 403-23-104W)

Space above this line for recorders use

WHITE HAWK BUSINESS PARK PROTECTIVE COVENANTS

THESE PROTECTIVE COVENANTS for WHITE HAWK BUSINESS PARK (these "Covenants") are made this 18th day of February, 2019, by SIMONTON RANCH 1, LLC, an Arizona limited liability company (the "Developer").

A. The Developer is the owner of Lots 1 thru 12 White Hawk Business Park, which are more particularly described in Exhibit A attached hereto and by reference incorporated herein (each, a "Lot"; collectively, the "Business Park"), located in the Town of Camp Verde (the "Town"), Yavapai County, Arizona. These Covenants impose upon the Business Park mutually beneficial restrictions for the benefits of the owner, now or in the future, of each Lot within the Business Park (each, an "Owner").

B. The Developer hereby declares that all of the Lots within the Business Park be held, sold, used and conveyed subject to these Covenants, which shall run with the title to the Business Park. These Covenants shall be binding upon and shall inure to the benefit of all parties having any right, title, or interest in any portion of the Business Park, their heirs, successors, successors-in-title, and assigns.

1. General Purpose. The declared purpose of these Covenants is to insure proper use and development of each Lot; to protect the environment; to guard against the development of improper, unsuitable structures and uses; to maintain property values; to insure protection from incompatibility and unsightliness; to protect the health and safety of Owners, tenants, occupants and their guests and invitees in the area of the Business Park; and to attract quality businesses and industries to the Business Park. In addition to the rules that follow, all Lots shall be used in conformance with federal, state and local zoning, building, fire safety, health, and environmental regulations, rules, ordinances and laws.

2. Use of Lots. It is the intention of the Developer that the Business Park be developed to provide an environment conducive to attracting businesses to the Town and enhance its future growth.

All manufacturing, processing, storage, warehousing, assembly or commercial uses in the Business Park shall be of the same general character and shall not be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odor, toxic, or noxious matter, glare or heat, electronic interference, or fire or explosive hazards. All uses in and of the Business Park shall be in compliance with the Town's zoning ordinances.

Until the Turnover Date (as defined in Section 10.3 below), Developer be entitled to oversee and enforce compliance with these Covenants and the harmony of the land use of the Lots and the external design of building improvements in the Business Park. All of the Developer's decisions as to the compliance, adequacy, compatibility, and appropriateness of proposed uses of the Lots shall be in the sole, absolute and unfettered judgment and discretion of the Developer.

3. No Further Subdividing. The Business Park consists of 12 lots, which shall not be further subdivided; provided, however, the Owner of a Lot may own more than one Lot and may combine any Lots owned by such Owner that are adjacent to each other (i.e., share a common lot line) to form a larger lot to meet the purposed uses of the commonly owned Lots, and provided such combination is approved by all applicable governmental authorities.

4. Submission of Plans. Until the Turnover Date, no building or improvement shall be erected or placed on any lot in the Business Park until the plans for such building or improvement, including fencing and landscaping, have been approved in writing by the Developer.

5. Buildings and Improvements. It is the intent of these Covenants that all structures be designed and constructed in such a manner as to provide aesthetically pleasing and harmonious overall development of the Business Park. The faces of all buildings must be kept in good repair and appearance at all times.

During construction, it shall be the responsibility of each Owner of a Lot to insure construction sites are kept free of unsightly accumulations of rubbish and scrap materials and that construction materials, trailers and the like are kept in a neat and orderly manner. All approved drives, fencing, and other site improvements shall be completed at the time of issuance of a building occupancy permit by the Town. Landscaping must be completed within 12 months of building occupancy.

6. Landscaping and Exterior Maintenance. Every effort shall be made to protect and retain existing trees and shrubbery within the drainage easement on Lots 6 and 7 to provide screening for the adjacent property.

Grass, trees, shrubs and other vegetation shall be kept watered and in good appearance. If landscaping is not maintained such that it does not detract from and/or devalue surrounding properties, the Developer may deliver notice to the Owner of a Lot of such noncompliance. If the noncompliance is not corrected within 10 calendar days, the Developer may contract with a service or individual to correct the noncompliance and the Owner of the Lot shall reimburse the Developer cost within 7 calendar days.

The Owner of any undeveloped Lot shall maintain the Lot free of rubbish and noxious weeds.

7. Outdoor Storage and Trash Containers. Outdoor storage areas and trash containers on each Lot shall be maintained in a neat and orderly manner and maintained so as to present a good appearance at all times.

8. Drainage Control. The grading of individual Lots and construction sites shall be the responsibility of the Owner of a Lot and shall include containment of drainage peak flow runoff resulting from Lot improvements. Each Owner of a Lot shall properly maintain and repair all drainage improvements on its Lot or which cross its Lot.

No Lot shall be developed or use permitted that would impair the water drainage flow as designed. Erosion control measures must be taken during and after construction. All elements of the drainage control system shall be constructed, maintained, and properly directed to drainage and water detention areas in accordance with the overall Business Park drainage plan. Each Owner shall take necessary precautions to ensure that storm drainage from its Lot is not contaminated with motor vehicle fuels or lubricants, scale, or other chemical compounds or hazardous substances that are detrimental to the environment.

9. Nuisance Control. No operation, process, manufacturing, or building use on any Lot shall produce or create excessive noise, odors, smoke, dust, gas, industrial waste, toxic matter, or other excessive measurable external nuisance.

10. General Provisions.

10.1 Acceptance by Future Owners. By acceptance of a deed or by acquiring any ownership interest in any portion of the Business Park, each Owner of Lot or any portion thereof, its heirs, representatives, successors, transferees and assigns, binds itself, its heirs, representatives, successors, transferees and assigns, to these Covenants and any amendments thereof. In addition, each Owner by so doing hereby acknowledges that these Covenants set forth a general scheme for the improvement and development of the Business Park and thereby evidence its interest that these Covenants shall run with the land and be binding on all subsequent and future Owners, grantees, purchasers, transferees and assignees of all or any portion of a Lot. Furthermore, each Owner fully understands and acknowledges that these Covenants shall be mutually beneficial, prohibitive and enforceable by the various current and future Owners.

10.2 Enforcement. The Developer and any Owner shall have the right to enforce, by any proceeding at law or in equity, these Covenants. Failure by the Developer or by any Owner to enforce any portion of these Covenants shall in no event be deemed a waiver of the right to do so thereafter. If any portion of any Lot is maintained so as to: (a) present a public or private nuisance, (b) substantially detract from or affect the appearance or quality of any surrounding Lot or the Business Park, or (c) is used in a manner which violates these Covenants, or if the Owner or tenant or occupant of any Lot fails to perform its obligation under these Covenants, the Developer or any other Owner may give notice to the violating Owner that corrective action must be completed within twenty (20) days of the receipt of such notice. If the violating Owner fails to take corrective action within said period of time, the Developer or notifying Owner may take, at the violating Owner's expense, appropriate corrective action to remedy such nuisance, detraction, violation or failure of performance including, without limitation, appropriate legal action. Charges incurred by the Developer or notifying Owner, as applicable, shall be paid by the violating Owner on demand together with interest at the rate of twelve percent (12%) per annum or such higher rate that is equivalent to the maximum rate allowed by law accruing from the date said charges are incurred until paid in full.

10.3 Definition of Turnover Date. As used in these Covenants, "Turnover Date" shall mean the date on which all of the following are true at the same time: (a) Developer does not, directly or indirectly, own any interest in the Business Park, including, without limitation, any fee, lease, option, reversionary or future interest; (b) Developer is not, directly or indirectly, a beneficiary under a deed of trust encumbering any portion of the Business Park; and (c) Developer is not, directly or indirectly, the mortgagee under a mortgage encumbering any portion of the Business Park.

11. Amendments and Termination.

11.1 Amendments. Prior to the Turnover Date: (a) Developer, exercising its sole judgment and discretion and without restriction or limitation, may amend these Covenants without needing the consent or approval of any other Owner, person or entity; and (b) no amendment to these Covenants shall be effective unless approved in writing by the Developer. After the Turnover Date, these Covenants may only be amended by written approval of the then current Owners of at least 75% of the Lots, without needing Developer's consent or approval.

11.2 Termination. Prior to the Turnover Date: (a) these Covenants may only be terminated by the written approval of all of the then current Owners of the Lots and the Developer; and (b) no termination of these Covenants shall be effective unless approved in writing by Developer. After the Turnover Date, these Covenants may only be terminated by written approval of the then current Owners of at least 90% of the Lots, without needing Developer's consent or approval.

11.3 Recording. No amendment or termination of this Agreement shall be effective until a written instrument setting forth its terms has been executed by Developer and/or the required number of Owners and recorded in the records of Yavapai County, Arizona.

12. Assignment. The Developer shall have the right to assign its rights herein as Developer to a third party without the consent of the Lot Owners. Such assignment shall be effective when a written instrument setting forth its terms has been executed by Developer and recorded in the records of Yavapai County, Arizona. Upon the recording of such assignment, all references to "Developer" under these Covenants shall be deemed to refer to the assignee of the Developer's interest.

13. Severability. Invalidation of any one of these Covenants contained herein, by judgement or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

14. Other Applicable Laws. Nothing contained herein shall nullify any of the requirements of federal, state or city laws, regulations or ordinances. In instances where applicable laws, regulations or ordinances and these protective covenants conflict, the more restrictive shall apply.

15. Time of the Essence. Time is of the essence of these Covenants and all provisions, obligations and conditions thereof.

16. Governing Law. This Agreement together with all attachments and exhibits shall be governed by, and construed and enforced in accordance with, the internal substantive laws of the State of Arizona (without reference to choice of law principles).


[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the undersigned Developer has executed this Covenant the date and year first written above.

DEVELOPER:

SIMONTON RANCH 1, LLC,
an Arizona limited liability company


By: Simonton Companies, LLC, Manager

By: 
G. Scott Simonton, Authorized Agent

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 18th day of February, 2019 by G. SCOTT SIMONTON, acting as Authorized Agent for SIMONTON COMPANIES, LLC, an Arizona limited liability company, on behalf of such company, acting as Manager of SIMONTON RANCH 1, LLC, an Arizona limited liability company, on behalf of such company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My Commission Expires:
02/21/2022

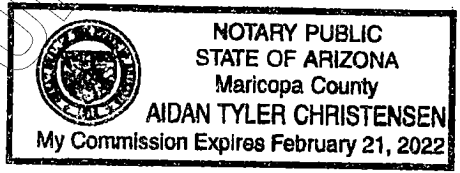


EXHIBIT A

Legal Description of Business Park

Lots 1 through 12, inclusive, WHITE HAWK BUSINESS PARK, according to plat recorded at Instrument No. _____, records of Yavapai County, Arizona.



Town of Camp Verde

Community Development Department

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆
◆ Telephone: 928.554.0050 ◆
◆ www.campverde.az.gov ◆

July 6, 2020

As an owner of property of within 300' of the following, the Town of Camp Verde wishes to inform you that a Public Hearing has been tentatively scheduled for:

Application Type: Zoning Map Change (Rezone)
Application Number: 20200213



Description of Project:

An application has been submitted by Camp Verde Community Development. The proposed rezoning encompasses parcels 403-23-107 through 403-23-118 at White Hawk Business Park, Lots 1-12 amounting to approximately 5.82 acres. The applicant is requesting a Zoning Map Change from C2 (Commercial: General Sales and Services) to C3 (Commercial: Heavy Commercial)

You are invited to attend a neighborhood meeting on July 20, 2020 at 5:30 p.m.

This item is tentatively scheduled for public hearing before the Planning & Zoning Commission on Thursday, August 6, 2020 at 6:30 p.m. and is tentatively scheduled to be heard by the Mayor and Town Council on Wednesday, September 2, 2020 at 6:30 p.m.

These meetings will be held in the Council Chambers, Room 106, 473 S. Main St., in Camp Verde, Arizona.

This room is handicapped accessible.

Anyone interested in information pertaining to the above items may contact the Community Development Department at (928) 554-0054 and may attend the hearings. Anyone wanting to submit written comments may do so no later than 5:00 pm on Friday, July 24, 2020.

Respectfully,

Bobbi Webb
Assistant Planner/ Administrative Assistant
bobbi.webb@campverde.az.gov or (928) 554-0054



Town of Camp Verde

Community Development Department

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆

◆ Telephone: 928.554.0050 ◆

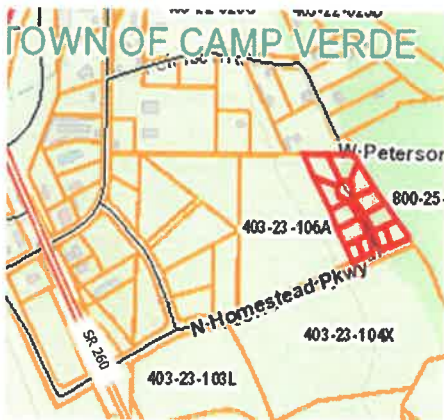
◆ www.campverde.az.gov ◆

July 13, 2020

As an owner of property of within 300' of the following, the Town of Camp Verde wishes to inform you that a Public Hearing has been tentatively scheduled for:

Application Type: Zoning Map Change (Rezone)

Application Number: 20200213



Description of Project:

An application has been submitted by Camp Verde Community Development. The proposed rezoning encompasses parcels 403-23-107 through 403-23-118 at White Hawk Business Park, Lots 1-12 amounting to approximately 5.82 acres. The applicant is requesting a Zoning Map Change from C2 (Commercial: General Sales and Services) to C3 (Commercial: Heavy Commercial)

You are invited to attend a neighborhood meeting on August 03, 2020 at 5:30 p.m.

This item is tentatively scheduled for public hearing before the Planning & Zoning Commission on Thursday, August 6, 2020 at 6:30 p.m. and is tentatively scheduled to be heard by the Mayor and Town Council on Wednesday, September 2, 2020 at 6:30 p.m.

These meetings will be held in the Council Chambers, Room 106, 473 S. Main St., in Camp Verde, Arizona.

This room is handicapped accessible.

Anyone interested in information pertaining to the above items may contact the Community Development Department at (928) 554-0054 and may attend the hearings. Anyone wanting to submit written comments may do so.

Respectfully,

Bobbi Webb

Assistant Planner/ Administrative Assistant

bobbi.webb@campverde.az.gov or (928) 554-0054

EXHIBIT C - BUFFER LIST

BufferResults 2 - Notepad

File Edit Format View Help

Parcel, Owner, Address, City, State, Zip

403-23-113, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-22-003J, KING BENNY &, 1246 W PETERSON RD, CAMP VERDE, AZ, 863227709
403-22-003K, JONES SAMUEL J FAMILY TRUST OF 1997, 1245 W PETERSON RD, CAMP VERDE, AZ, 863227703
403-22-005, COWAN CONNIE E, 1226 W PETERSON RD, CAMP VERDE, AZ, 863227709
403-22-003H, SANDOVAL DELFINIO JR & MARY E JT, 10154 ROAN RD, FLAGSTAFF, AZ, 860048587
403-23-106A, VERDE VALLEY ARCHAEOLOGY CENTER INC , 385 S MAIN ST, CAMP VERDE, AZ, 863227272
403-22-003K, JONES SAMUEL J FAMILY TRUST OF 1997, 1245 W PETERSON RD, CAMP VERDE, AZ, 863227703
403-23-109, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-116, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-115, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-110, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-114, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-112, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-113, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-23-111, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190

Parcel, Owner, Address, City, State, Zip

403-23-112, SIMONTON RANCH 1 LLC, 2639 E LOVEBIRD LN, GILBERT, AZ, 852978190
403-22-003L, VILLONE REGINA LYNN, 1251 W PETERSON RD, CAMP VERDE, AZ, 863227703
403-22-003J, KING BENNY &, 1246 W PETERSON RD, CAMP VERDE, AZ, 863227709
403-22-003C, ENOCKSON ARTHUR & PATRICIA RS, 1341 W PETERSON RD, CAMP VERDE, AZ,
863227712
403-22-003K, JONES SAMUEL J FAMILY TRUST OF 1997, 1245 W PETERSON RD, CAMP VERDE,
AZ, 863227703
403-22-005, COWAN CONNIE E, 1226 W PETERSON RD, CAMP VERDE, AZ, 863227709
403-22-003H, SANDOVAL DELFINIO JR & MARY E JT, 10154 ROAN RD, FLAGSTAFF, AZ,
860048587
403-23-106A, VERDE VALLEY ARCHAEOLOGY CENTER INC , 385 S MAIN ST, CAMP VERDE, AZ,
863227272
403-22-003K, JONES SAMUEL J FAMILY TRUST OF 1997, 1245 W PETERSON RD, CAMP VERDE,
AZ, 863227703
403-22-006, DAVIDSON WILLIAM E & JULIE A JT, PO BOX 508, CAMP VERDE, AZ, 863220508

EXHIBIT C - SIGN-IN SHEET

**Neighborhood Meeting
Sign in Sheet**

PLEASE PRINT

Name	Address	E-Mail
LYNN KING	1266 W PETERSON	Lnnepp@gmail.com
FRANCES BENIGAR	1280 W Peterson	fbqz2014@gmail.com
George D. Benigar	1280 W. Peterson	NONE
PAT JONES	1245 W. PETERSON RD	yoggy4pat@aol.com
Benny King	1246 W. Petersons rd	bennykingyamahafJR@gmail.com FJR@gmail.com
ED Davidson	1391 Peterson rd	—

EXHIBIT C - SUMMARY

July 20, 2020

White Hawk Business Park Zoning Map Change

Neighborhood Meeting Comments

Present: Two staff members and six property owners from the residential neighborhood north of White Hawk Business Park.

Comments received from residents:

1. Developer has not kept true to his word:
 - a. Was supposed to put a tree line buffer of 50 feet between the business park and the homes and this was never done, in fact the buffer was knocked down to 10 feet.
 - b. Was supposed to water after excavators and weed removal and did not – caused a huge amount of dust in the residential area.
2. The residents believe the town is trying to develop the area to total manufacturing and get rid of the residential.
3. The new zoning will ruin the value of the property.
4. Even though the developer says he intends on light commercial, the zoning leaves the area open to many undesirable uses such as car storage and odors from other allowed uses such as car painting, tire recapping and making bubble wrap.
5. The residents requested a description of C3 zoning and the allowed uses. They consider many of the uses bad for the area and said that the new zoning would leave the property wide open to undesirable uses.
6. There are too many loopholes in the zoning and the developer will sell to anyone if he can make money.
7. The residents have concerns that the additional development will cause severe flooding in the area. No cross drainage is being put in the area.
8. There is a lot of foot traffic from the motels to the river and it would not be good to add businesses that contribute to heavy traffic.
9. The intersection is the gateway to Camp Verde and instead of enhancing the area the town is allowing junk yards. The general appearance of the area is being destroyed by C3 zoning.
10. The residents are concerned about the 6' screen that would be required and if fencing with slats would be allowed.
11. The residents are concerned about diesel exhaust fumes and refrigerated trucks running all night.

12. The Verde Ditch is right by the business park and the residents are concerned about particulates and runoff getting into the water.
13. Concerns were raised about car storage and the increase in the rat population if the businesses do not control pests. There is also concerns about the businesses not controlling weeds and causing fire hazards.
14. One resident did acknowledge that the zoning was inherited from Yavapai County and not designated by the town.
15. Concerned with construction yards in area.
16. Concerned with transportation terminals.

EXHIBIT D - COMMUNICATIONS FROM AGENCIES

From: [Kenny Krebbs](#)
To: [Bobbi Webb](#)
Subject: RE: REVISED LETTER OF INTENT
Date: Tuesday, July 7, 2020 12:45:44 PM

Ms. Webb,

Copper Canyon Fire and Medical District have no concerns about the zoning change.

Thank You,

Ken Krebbs, MSL
Fire Marshal
Copper Canyon Fire & Medical District
928-593-0377 cell
928-567-9401 office

From: Bobbi Webb [mailto:Bobbi.Webb@campverde.az.gov]
Sent: Monday, July 6, 2020 3:55 PM
To: Robert Foreman; Ron Long; Chet Teague; Kenny Krebbs; Camp Verde Water (cvwsinc@yahoo.com); Troy Odell
Cc: Bobbi Webb; Melinda Lee
Subject: REVISED LETTER OF INTENT

Good Afternoon,

I am attaching a revised letter of intent to correct the zoning change from C2 (Commercial: General Sales and Services) to C3 (Commercial: Heavy Commercial) instead of PM (Performance Industrial).

Thank you,

Bobbi Webb
Administrative Assistant/Assistant Planner
Community Development Department
Town of Camp Verde
928-554-0054
473 S Main St., Ste 108
Bobbi.Webb@campverde.az.gov

Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

EXHIBIT D - COMMUNICATIONS FROM AGENCIES

From: [Ron Long](#)
To: [Bobbi Webb](#)
Subject: RE: Zoning Map Change
Date: Thursday, July 9, 2020 11:41:43 AM

Bobbi,

I have reviewed the zoning map change and have no comments, please proceed.

Thanks

From: Bobbi Webb <Bobbi.Webb@campverde.az.gov>
Sent: Monday, July 6, 2020 9:53 AM
To: Robert Foreman <Robert.Foreman@campverde.az.gov>; Ron Long <Ron.Long@campverde.az.gov>; Troy Odell <Troy.Odell@campverde.az.gov>; Chet Teague <Chet.Teague@campverde.az.gov>; Camp Verde Water (cvwsinc@yahoo.com) <cvwsinc@yahoo.com>; Ken Krebbs <kkrebbs@ccfmd.az.gov>
Cc: Bobbi Webb <Bobbi.Webb@campverde.az.gov>
Subject: Zoning Map Change

Please review the attached application for a zoning map change. Comments are due by July 24, 2020 at 5:00 p.m.

Thank you,

Bobbi Webb
Administrative Assistant/Assistant Planner
Community Development Department
Town of Camp Verde
928-554-0054
473 S Main St., Ste 108
Bobbi.Webb@campverde.az.gov

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Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments

From: [Chet Teague](#)
To: [Bobbi Webb](#)
Subject: Re: Zoning Map Change
Date: Wednesday, July 22, 2020 11:27:27 AM

I view the proposed application. I see no problems at this time. make sure they realize that they will be required to hook up to the town sewer and some Industrial use (Brewery, Etc.) applications may require pre treatment on property before hookup.

Thanks
Chet

From: Bobbi Webb
Sent: Monday, July 6, 2020 9:53:04 AM
To: Robert Foreman; Ron Long; Troy Odell; Chet Teague; Camp Verde Water (cvwsinc@yahoo.com); Ken Krebbs
Cc: Bobbi Webb
Subject: Zoning Map Change

Please review the attached application for a zoning map change. Comments are due by July 24, 2020 at 5:00 p.m.
Thank you,

Bobbi Webb
Administrative Assistant/Assistant Planner
Community Development Department
Town of Camp Verde
928-554-0054
473 S Main St., Ste 108
Bobbi.Webb@campverde.az.gov

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Petition to Prevent Rezoning Map Change

Application Number 20200213

Petition summary and background	The applicant is requesting a Zoning Map Change from C2 (Commercial: General Sales and Services) to C3 (Commercial: Heavy Commercial)
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to prevent Parcels 403-23-107 through 403-23-118 at White Hawk Business Park, Lots 1-12 (approximately 5.82 acres) from becoming a C3 development.</p> <p>We feel that the C3 zoning would be detrimental to our adjacent residential properties, the Verde Ditch running along the east side of the property line and the Archaeology Center running along the west property line. Noise, possible chemical pollution, rodent infestations, manufacturing dust, vapors and chemicals are all issues that would impact our health, property values, and serenity/peaceful existence. Prevailing winds would cause any heavy manufacturing noise, chemical smells and dusty debris through our subdivision and the Verde Ditch.</p>

EXHIBIT D - COMMUNICATION FROM PUBLIC

Printed Name	Signature	Address	Comment	Date
Benny King	<i>Benny King</i>	1246 W. Peterson rd Camp Verde 86322	Do not Let Happen	7-17-20
LYNN KING	<i>Lynn King</i>	1266 W. Peterson Rd, CV	Aggrieved this proposed due to the above persons 7/17/20	7-17-20
Richard Ramirez	<i>Richard Ramirez</i>	1251 W. Peterson Rd CV	at our last meeting you promised on the center road	7-17-20
Regina Villone	<i>Regina Villone</i>	1051 Peterson Rd	Business Area. How its Heavy industry stop	7-17-20
Marilyn Therrien	<i>Marilyn A. Therrien</i>	1251 Peterson Rd	7	7-17-2020
Frances B Benigar	<i>Frances B Benigar</i>	1280 W Peterson Rd	no due to above reasons	7-17-2020
Ruth E Davidson	<i>Ruth Davidson</i>	1280 W Peterson Rd	no due to above reasons	7-17-2020
George D. Benig	<i>George D Benig</i>	1280 W. Peterson Rd	To match dust & noise NO Health (Co PD)	7-17-2020

Printed Name	Signature	Address	Comment	Date
X WILLIAM E DAVIDSON	William E Davidson	1391 Peterson Rd Comp Ventr	NO, STAY AS AGREED	7-17-20
JULIE A DAVIDSON	Julie A Davidson	1391 Peterson Rd Comp Ventr	Against	7-17-20
PATRICIA F. JONES	Patricia F Jones	1245 W. Peterson Rd.	They do not honor previous or agreements. No a health hazard to our neighborhood	7-18-20
X Corrie Cowan	Corrie Cowan	1026 W Peterson Rd		7-18-20
David Hernandez	David Hernandez	2370 S. Squaw Hill Rd.		7/21/20
PATRICIA FORD	Patricia Ford	1371 W PETERSON RD	NO Heavy Concern	7/28/20
Arthur Erickson	Arthur Erickson	1341 W. Peterson	NO Heavy Concern	7/28/20
Rosari Hook	Rosari Hook	1341 W Peterson Rd	NO Heavy Concern	7/28/20



Town of Camp Verde

Agenda Item Submission Form

Meeting Date: August 6, 2020 Planning & Zoning Commission

Applicant: Melinda Lee, Town of Camp Verde Community Development
Application: Zoning Ordinance Text Amendment
Application No.: 0200224

Presentation/Action: Possible Recommendation of Approval to Town Council

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

Agenda Title (be exact):

Public Hearing, Discussion, and Possible Recommendation to the Town Council the approval of a Zoning Text Amendment for the following: Animals: Section 305.B.2, Exceptions, Regarding Animal Counts; Off-Street Parking: Section 403.E.2, Regarding Employee Parking; Signs: Section 404.H, Permitted Permanent Signs, Commercial, Freeway Signage; Town Council: Section 600.C.3, Regarding Board Appointments/Quorums; of the Town of Camp Verde Planning & Zoning Ordinances and Subdivision Regulations.

List Attached Documents:

- Exhibit A: Staff Report
- Exhibit B: Outline of Proposed Amendments

Estimated Presentation Time: 10 minutes
Estimated Discussion Time: 20 minutes

Reviews Completed by: None

Town of Camp Verde: August 6, 2020 Planning & Zoning Commission

BACKGROUND:

Since the last amendment to the Planning & Zoning Ordinance in July 2019, a few items have been brought to our attention that need to be clarified, corrected, or added, for a potential amendment to the ordinance.

- 1) The animal count section of the ordinance, Section 305, has had different interpretations of whether or not fowl, rabbits, and guinea pigs should be included in the minimum acreage for parcels. Currently, it is listed under the heading of “Livestock” which requires a minimum lot size of one-half acre. Due to this conflict of interpretation, some residents were advised they could have such animals without regard to lot size and others were advised they needed the minimum lot size.

Further research has determined that according to Federal guidelines, fowl, rabbits, and guinea pigs are not considered livestock. Therefore, it was the determination of Staff that they should be removed from the heading of “Livestock” and the related citation moved to the section description.

In addition, there have been conflicting interpretations about nursing animals. There were concerns about the potential of having a proliferation of adopted nursing animals on a parcel, and potentially a parcel smaller than required for livestock, if it was not properly clarified. The requested change simply exempts the presence of young nursing animal(s) if there is an approved adult animal on site to nurse them.

- 2) The Off-Street Parking section of the ordinance outlines the required number of parking spaces based on various factors. One of those factors relates to the number of employees, based on the type of business. With the advent of businesses operating under multiple shifts, it became apparent that we needed clarification on the number of spaces actually needed. Recently, staff has considered this issue and recommend parking spaces based on staffing per shift. However, for clarification in the ordinance, it is recommended that this be added.
- 3) The ordinance states that Freeway Signs are allowed for “lodging, food, fuel, and attraction uses”. Yet, the 2015 Supreme Court ruling Reed v. Gilbert determined that sign regulations cannot be based on content. This criteria needs to be removed to eliminate the reference to specific sign content.
- 4) In 2019, Town Council reduced the number of members on the Board of Adjustments and Appeals from seven to five. Due to this change, Section 600 needs revised to clarify this new information and related changes to quorums and voting.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT/STAFF:

- A work session was conducted between Staff and the Planning Commission members on June 11, 2020. (Minutes included in this meeting packet).
- A Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on July 19, 2020, by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on July 29, 2020 by Community Development Staff.

COMMUNICATIONS FROM PUBLIC:

There have been no comments received from the public regarding this application.

STAFF RECOMMENDATION:

Staff recommends approval of the request for Zoning Text Amendments, as stated above and outlined in Exhibit B, which would allow more effective enforcement ability.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND TO TOWN COUNCIL, THE APPROVAL OF A REQUEST FOR A TEXT AMENDMENT FOR THE FOLLOWING: ANIMALS: SECTION 305.B.2, EXCEPTIONS, REGARDING ANIMAL COUNTS; OFF-STREET PARKING: SECTION 403.E.2, REGARDING EMPLOYEE PARKING; SIGNS: SECTION 404.H, PERMITTED PERMANENT SIGNS, COMMERCIAL, FREEWAY SIGNAGE; TOWN COUNCIL: SECTION 600.C.3, REGARDING BOARD APPOINTMENTS/QUORUMS; OF THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCES AND SUBDIVISION REGULATIONS.

**Planning & Zoning Commission
August 6, 2020 at 6:30 pm
Public Hearing
P&Z Ordinance, Proposed Text Amendments**

The following are proposed changes to the Planning & Zoning Ordinance based on issues that have arisen that need clarification, corrected, or added.

1) Animals: Section 305.B.2, a. and b., Nursing Animals & Poultry

- *Requesting clarification of the exclusion of poultry from the animal count for livestock, and to move the reference to the opening paragraph of this section.*

SECTION 305 - ANIMALS

Keeping of farm animals in appropriate locations and circumstances is regarded as being consistent with the Town's rural character. However, the number, size, type or manner in which animals are maintained on any parcel shall not impair the enjoyment or use of nearby properties or violate other legal restrictions to which the properties are subject. Any lot where **farm animals livestock** are kept must be not less than one-half acre (21,780 sq ft.) in area.

Fowl (chickens, ducks, geese, turkeys and peacocks), rabbits, and guinea pigs, which are cared for by the property owner or occupant as prescribed in Section 305.C.3, are not limited to a maximum number of animals.

A. Allowed Livestock

Any of the species listed below which are cared for by the property owner or occupant according to the following Animal Points. All livestock activity within the Town limits will be considered an accessory use to the principal use on any parcel except in the Agriculture District.

1. Lots of one-half acre to one acre in area may maintain animals totaling up to 24 points as set forth below.
2. Lots of one acre or more may increase the allowable number of points by an increment of six points for each additional, contiguous quarter acre.

A. Animal Points Allowed per Acreage

The allowable type and number of animals permitted on a particular property is computed by the following allotment table:

SPECIES (or associated types)	POINTS	SPECIES (or associated types)	POINTS
Alpacas:	3 POINTS	Miniature horses, Ponies and Sicilian donkeys:	6 POINTS
Emus:	3 POINTS	Ostriches:	6 POINTS
Pygmy goats:	3 POINTS	Cattle:	12 POINTS
Sheep, Goats:	4 POINTS	Domestic deer:	12 POINTS
Llamas:	6 POINTS	Horses, Mules, and Donkeys	12 POINTS

1. **Prohibited Livestock:** Swine are prohibited within residential zones, unless excepted under paragraph **2b.e.**

2. Exceptions:

- a. Young nursing animals of approved adult livestock are not counted.
- ~~b. Fowl (chickens, ducks, geese, turkeys and peacocks), rabbits, and guinea pigs, which are cared for by the property owner or occupant as prescribed in Section 305.C.3, are not limited to a maximum number of animals.~~
- b.e. Swine may only be raised on property of an acre or more under the following conditions:
 - 1) One pet or butcher pig per parcel.
 - 2) Additional Swine, breeding or reproduction stock requires Use Permit approval in accordance with Section 305.C.1.
 - 3) All pens containing swine must meet the setback requirements for the zoning district.
 - 4) Additional 4-H or FFA swine will require a Temporary Youth Organization Use Permit as set forth in Section 305.C.2.d below.

For reference:

A. Additional Requirements for Keeping Animals

3. Maintenance of Livestock Facilities.

- a. All structures and pens for animals shall be maintained in a clean and slightly manner so as not to be a nuisance to their neighbors.
- b. Stables, barns, or structures used for housing or feeding animals must observe the same setbacks or yards as the dwelling unit.
 - 1) Exception: Lots directly abutting National Forest Service Land, Trust Land and BLM Land in the rear and/or lots directly abutting Designated Open Space may encroach in the rear setback requirement. The distance from the rear setback is twice the height of the structure. The side setback and front setback must be maintained in all instances.
- c. Where the keeping of such animals becomes a nuisance, as defined in the current Town Code, the Code Enforcement Official shall have the authority to determine a reduction in the number of and/or removal of the animals as necessary to comply with the current Town Code.
- d. The Code Enforcement Official has the authority to determine that removal of the animals in circumstances where they constitute a health or safety hazard to human beings is necessary to comply with the current Town Code.

2) Parking: Section 403.E.2, Employee Parking

- *Requesting the addition of employee parking based on shifts.*

SECTION 403 – OFF STREET PARKING AND LOADING

E. Required Off-Street Parking Spaces

2. In calculating the total number of required parking spaces:

- a. "area" shall mean the area capable of being devoted to the specified use and does not include such spaces as kitchen, restrooms, hallways, etc.; and,
- b. fractional amounts are to be rounded to the nearest whole number (1/2 shall be rounded to the next highest number); and,
- c. the term "seat" shall also include each 30 inches of bench seating when individual seats are not provided-; and,
- d. the number of employee spaces will be based upon number of employees per shift.

3) Signs: Section 404.H, Freeway Signage

- *Requesting removal of the criteria for freeway signage that relates to "Lodging, Food, Fuel and Attractions", as it denotes content-related advertising.*

SECTION 404 – SIGNS

H. Standards for Permitted Permanent Signs

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Commercial					
Freeway Interchange Area for Lodging, Food, Fuel and Attraction uses	On premises Shall be within a circle with a 2000 ft radius measured from the center point of the bisecting road/highway with the I-17 Freeway except when the north and south bound lanes of I-17 are separated by a distance of 800 ft or greater, measured from edge of pavement to edge of pavement, the sign area shall be measured from the center point of each overpass	A: 300 sq ft max H: 20 ft to 50 ft max	1 per property AND business regardless of # of businesses; Min lot size: 0.5 acre	Must comply with Section 405- Outdoor Lighting No electronic changing message signs permitted	Yes

4) **Board Members: Section 600.C.3, Board Appointments/Quorums**

- *Requesting correction to this section to reflect the recently-approved change of Board of Adjustment & Appeals board members from seven to five and associated quorum determinations.*

SECTION 600 – DEVELOPMENT DECISION AUTHORITY

C. Town Council

3. Council appoints development guidance advisory bodies, the Planning and Zoning Commission (See Section 600D), *with a membership of seven members*, and the Board of Adjustment and Appeals (See Section 600E), *with a membership of five members, each with membership of seven members* appointed for terms of three years as stated in Article 4-1 of The Town Code.
 - a. The Council shall establish regular meeting dates, times and meeting place by Resolution in January of each year for the Commission and Board. The Chair of either body may schedule special meetings and work sessions subject to approval by the Town Manager.
 - b. Meetings of the Commission and Board are held as stated in Article 4-3 of the Town Code and shall be open to the public, with minutes of its proceedings, showing the votes of each member and records of its determinations, recommendations and other official actions kept and filed in the Community Development Department as a public record. The secretary of the Commission and Board shall be a member of the Community Development Department staff.
 - 1) *For the Planning and Zoning Commission, At least four members shall be present to conduct a meeting.*
 - 2) *For the Board of Adjustments and Appeals, at least three members shall be present to conduct a meeting.*
 - 23) *In the event a quorum of four members or three members, respectively, are the total members present, then a unanimous vote must be cast to recommend approval or denial.*