AMENDED AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 25, 2007
at 6:30 P.M.

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time.

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) July 11, 2007 – Special Session
     2) July 11, 2007 – Joint Work Session
   - **b) Set Next Meeting, Date and Time:**
     1) Regular Session – August 1, 2007 at 6:30 p.m.
     2) Work Session – August 8, 2007 at 6:30 p.m.
     3) Regular Session – August 15, 2007 at 6:30 p.m.
     4) Council Hears Planning & Zoning – August 22, 2007 at 6:30 p.m.
   - **c) Possible acceptance of Quarterly Reports from the Planning & Zoning Commission, Design Review Board, Board of Adjustments, and Trails & Pathways Commission.**

5. **Call to the Public for Items not on the Agenda.**

6. **Public Hearing, discussion, consideration, and possible approval of Resolution 2007-730, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' X 182' and zoned R1-10 for a business office and storage facility. The property is located at 2867 Verde Lakes Drive. This Use Permit will only expire when the use is no longer active on this parcel.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     - **Call for APPLICANT'S STATEMENT**
     - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     - **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

7. **Public Hearing, discussion, consideration, and possible approval of Resolution 2007-732, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-04 to allow the continued use of an off-premise sign advertising Trails End RV Park displayed on parcel 403-22-026S owned by Henry Shill. The property is located along SR 260. off-premise sign Use Permits expire in three years.**

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8. **Public Hearing, discussion, consideration and possible approval of Resolution 2007-733, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-05, amending Use Permit 2001-01, for parcels 403-17-001A, -001G and -003 to allow the addition of 30 more ranchers, the construction of three additional residential structures and granting a time extension NOT TO EXCEED 3 YEARS, on removing the manufactured home structure housing the Health Clinic as required in an amendment approved by Resolution 2002-541 for Rainbow Acres, a ranch style community for adults with developmental disabilities located at 2120 W. Reservation Loop Road.**
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9. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2007-A343, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 109 of the Zoning Ordinance, removing language concerning farm animals under permitted uses and adding language that refers to Section 108, Livestock Regulations.**
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10. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

11. **Advanced Approvals of Town Expenditures**
    a) There are no advanced approvals.
12. **Manager/Staff Report**
13. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the 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.
14. **Adjournment**

Posted by: D Jones Date/Time: 7-18-07 1:30 p.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.

RESOLUTION 2007-733

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2007-05 AMENDING USE PERMIT 2001- 01, FOR PARCELS 403-17-001A, -001G AND -003 TO ALLOW THE ADDITION OF 30 MORE RANCHERS, THE CONSTRUCTION OF THREE ADDITIONAL RESIDENTIAL STRUCTURES AND GRANTING A TIME EXTENTION NOT TO EXCEED 3 YEARS , ON REMOVING THE MANUFACTURED HOME STRUCTURE HOUSING THE HEALTH CLINIC AS REQUIRED IN AN AMENDMENT APPROVED BY RESOLUTION 2002-541 FOR RAINBOW ACRES, A RANCH STYLE COMMUNITY FOR ADULTS WITH DEVELOPMENTAL DISABILITIES LOCATED AT 2120 W. RESERVATION LOOP ROAD.

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

I. The Common Council hereby finds as follows:

A. A request for approval of Use Permit 2007-05 was filed by Steve Ricci, agent, for Rainbow Acres Inc., owners of parcels 403-17-001A, -001G AND -003 located at 2120 W. Reservation Loop Road.

B. The request was reviewed by the Planning and Zoning Commission on July 12, 2007 and by the Common Council on July 25, 2007 in public hearings that were advertised and posted according to state law.

C. A neighborhood meeting was held May 24, 2007 by the applicant as required by ARS and Town of Camp Verde Ordinance Section 113.

D. The purpose of the Use Permit is to amend the site plan approved by Resolution PZ 2001-05 to allow for 3 more residential structures and for 30 additional ranch residents. Also to allow for a time extension, not to exceed three years, for the removal of the manufactured home structure housing the health clinic as required by Resolution 2002-541.

E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2007-05 for the purpose of to amend the site plan approved by Resolution PZ 2001-05 to allow for 3 more residential structures and for 30 additional ranch residents. Also

to allow for a time extension, not to exceed three years, for the removal of the manufactured home structure housing the health clinic as required by Resolution 2002-541.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 25, 2007.

_____ Date: _____
Tony Gioia, Mayor

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
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Posted by: D Jones Date/Time: 7-18-07 9:00 a.m

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MINUTES
SPECIAL SESSION
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 11, 2007
6:30 P.M.

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Mayor Gioia, Vice Mayor Hauser, Councilors Smith, Garrison, Kovacovich and Parry were present; Councilor Elmer was absent (ill).

Also Present: Interim Town Manager Dave Smith, Town Attorney Bill Sims, Finance Director Dane Bullard, Town Magistrate Michael Bluff, Library Director Gerry Laurito, Deputy Town Clerk Virginia Jones, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Gioia.

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) June 27, 2007 – Council Hears P&Z
2) June 20, 2007 – Regular Session
b) Set Next Meeting, Date and Time:
1) Special Session – July 18, 2007 at 5:00 p.m.
2) Regular Session – July 18, 2007 at 6:30 p.m.
3) Council Hears Planning & Zoning – July 25, 2007 at 6:30 p.m.
c) Possible acceptance of the Housing Commission's quarterly report.
On a motion by Hauser, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented.

5. **Call to the Public for Items not on the Agenda.**
Alan Minner said that he is associated with Verde Valley Robotics, a non-profit organization that is looking for a facility in which to hold classes promoting science and technology education through robotics teams and competition; he would like the Town to consider his group using the old Marshal's Office for that program. *Mayor Gioia said his request was noted, and to contact the Town Manager regarding the Town's present situation in that regard.*

There was no further public input.

6. **Discussion, consideration, and possible appointment to the following commissions:**
a) Parks & Recreation Commission – term ending September 2007
b) Housing Commission – term ending September 2009
On a motion by Hauser, seconded by Kovacovich, the Council voted unanimously to appoint Robin Whatley to the Parks & Recreation Commission.

A motion by Parry, seconded by Hauser, to appoint Kathy Davis to the Housing Commission failed by a 3-3 vote, with 'no' votes by Smith, Garrison and Kovacovich.

A motion by Smith, seconded by Kovacovich, to appoint Jackie Baker to the Housing Commission failed by a 3-3 vote, with 'no' votes by Gioia, Hauser and Parry.

Robin Whatley, applicant for the Parks & Recreation Commission, outlined in detail her background of participating in and supporting Town activities and events, and her desire to be a part of the Commission.

Jackie Baker said she has been interested in the housing problem for a long time, and has attended past meetings whenever possible in order to become knowledgeable on that issue.

Amber Polo spoke on behalf of Kathy Davis, who was absent, pointing out her wealth of experience and skills, and commenting that Ms. Davis would be an asset to the Housing Commission.

Howard Parrish said that he believes Kathy Davis would be an excellent choice for the Housing Commission, and would have new ideas to use for housing.

There was no further public input.

It was decided that the appointment of a Housing Commissioner will again be addressed at the next Council meeting when all members are present.

7. **Discussion, consideration, and possible recommendation to approve/deny a Liquor License application for Clear Creek Village Store, Thomas LaVeda Hill Investments LLC.**
On a motion by Hauser, seconded by Smith, the Council unanimously approved a Liquor License application for Clear Creek Village Store, Thomas LaVeda Hill Investments LLC.

Interim Town Manager Dave Smith said that the application involves a change of ownership that requires the subject re-application for the beer and wine license for the Clear Creek Village Store on Hwy 260.

There was only brief favorable comment from the Council on the Clear Creek Village Store.

There was no public input.

8. **Discussion, consideration, and possible approval of an Application for Special Event Liquor License submitted by the Cottonwood Chamber of Commerce for a mixer to be held in Camp Verde at Focus on Graphics located at 4696 Old Hwy. 279 on July 19, 2007 from 6:00 p.m. to 8:00 p.m.**
On a motion by Smith, seconded by Kovacovich, the Council unanimously approved an Application for Special Event Liquor License submitted by the Cottonwood Chamber of Commerce for a mixer to be held in Camp Verde at Focus on Graphics located at 4696 Old Hwy 279 on July 19, 2007 from 6:00 p.m. to 8:00 p.m.

Dave Smith explained that the Cottonwood Chamber of Commerce is planning a mixer to be held in Camp Verde and is requesting the Special Event License.

There was no Council discussion.

There was no public input.

9. **Discussion, consideration, and possible approval of Resolution 2007-729. A Resolution of the Mayor and Common Council, of the Town of Camp Verde, Yavapai**

County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled 'Town of Camp Verde Tentative FY 2007/2008 Budget'.
On a motion by Hauser, seconded by Gioia, the Council unanimously approved Resolution 2007-729, a Resolution of the Mayor and Common Council, of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled 'Town of Camp Verde Tentative FY 2007/2008 Budget'; with the items mentioned.

On a motion by Gioia, seconded by Smith, the Council voted unanimously to amend the original motion to clarify that the items mentioned are: Audit, addition of $10,000; Clerk's addition of $20,000 in the CIP; Prosecutor, line item increased to $71,000; Fire Inspection at a pass-through of $3,000.

Finance Director Bullard said he is requesting that the Council approve the subject resolution and brought to the attention of the Council the final changes that had been made. Bullard also reminded the Council of the State-mandated deadline to get the tentative budget adopted, and the steps leading to the adoption of the final budget sometime in August. Bullard reviewed and discussed with the Council the proposed changes; the Council generally agreed with the changes as they were outlined.

PUBLIC INPUT
(Comments from the following individuals are summarized.)
Debbie Barber, Town Clerk, requested the Council to reconsider including the $20,000 in the CIP budget for her office filing system, adding that this is the third year it has been in the budget but the Manager has denied the purchase the prior two years. *The Council discussed the proposed system in detail with Barber, with input from Dave Smith, and the majority agreed that the $20,000 will remain in the CIP budget.*

Karen Heuman requested that the Council members speak into their microphones; they cannot be heard in the back.

Jackie Baker said she recalls the Clerk's request for the filing system and that it had been requested several years in a row; Baker further commented on the serious issue of the need for a safe filing system.

There was no further public input.

The members agreed to address Items 12 and 13 prior to Items 10 and 11 as a courtesy to the individuals attending to hear the Library issues.

10. **Discussion, consideration, and possible approval of the proposed amendments to Yavapai County Resolution #1425 regarding the Yavapai County Water Advisory Committee.**
On a motion by Gioia, seconded by Hauser, the Council voted unanimously to support the proposed resolution reestablishing the Yavapai County Water Advisory Committee, strongly suggesting striking Item 8, "The Board of Supervisors shall have the authority to suspend or dissolve the Committee if it deems such action to be appropriate."

Gioia explained that the Yavapai County Water Advisory Committee is going through some serious changes; it has been under and reporting to the County Board of Supervisors, and having to ask them for almost every move that the Committee makes. Gioia outlined the makeup of the Committee and its work with the Legislature and conflicts with the Supervisors. The proposed Resolution was what originally formed the Water Advisory Committee, and Gioia pointed out the strike-overs of the portions that had applied to the County, making the WAC now an autonomous

group with the Supervisors becoming just voting and financial support. Gioia also recommended that Item No. 8 be removed from the Resolution, as it should no longer be applicable under the restructuring.

There was no public input.

11. **Discussion, consideration, and possible approval of purchasing six boxes of softballs for the Jacob Teague Memorial Softball Game, not to exceed $360.**
On a motion by Hauser, seconded by Smith, the Council unanimously approved purchasing six boxes of softballs for the Jacob Teague Memorial Softball Game, not to exceed $360.

Councilor Smith said that John Teague had made the subject request, and that Cottonwood is donating the ball fields, and Clarkdale is providing sponsorships and personnel for the event. Proceeds from the event go to help support the canine units. The event is expected to grow every year, is held in memory of Jacob Teague, and will help keep his name alive.

There was no public input.

12. **Charles German will present signed petitions to Council regarding building a new library structure. Council may discuss the petitions.**
There was no action taken.

Charles German said he was present as a citizen as part of a process that started last January to stimulate interest in effecting construction of a new Library facility. Mr. German referred to a recent Library Commission meeting wherein the idea of a community survey was suggested pursuant to some new information about the current Library site. Mr. German said he was presenting a petition to the Council that had been signed by 806 registered voters, expressing their preference for (1) the Library to be a stand-alone building with no Town government offices in it, and (2) located at the current site. Mr. German expressed concern that there is no funding included in the proposed new budget for the Library due to the lack of a site, which delays the project for yet another year. There are two issues at hand; what is affordable and what has reasonable expectations of being accomplished. Also, the wishes of the community members as expressed through their First Amendment right of petition is a most serious and important issue. Presenting the petition, Mr. German said that the signers are expressing their collective support for what Linda Harness is about to request from the Council.

Gioia said the petitions will be retained and may be viewed in the Clerk's Office.

PUBLIC INPUT
(Comments from the following individuals are summarized.)
Howard Parrish commented on a potential parking problem at the downtown site. *Gioia reminded him that his comment was not related to this agenda item.*

Tom Nielson said he is a member of the Library Board, and he wanted the Council to know that when there was a vote taken by the Board he voted "no". *Gioia advised him that when the Minutes are to be ratified he should have them correct that.*

There was no further public input.

13. **Discussion, consideration, and possible authorization for Linda Harkness to gather information on behalf of the Town for a construction proposal/plan for the new Library building to be brought to Council on or before the first regular meeting in November, as requested by Charles German.**
There was no action taken.

Linda Harkness, a Construction Estimator and Project Manager for Rocky Construction, presented a detailed proposal for an alternative to the planned construction of the Library at the downtown site, with a comparison of the estimated total cost and funding for each. Ms. Harkness outlined her research and suggestions on the proposal to use the current Library site together with the cost-saving advantage of using a steel building. Ms. Harkness claimed that she could get input from engineers and architects who are willing to donate their time to do this, she can submit costs on it, have pictures and drawings, and present signed documents, all of which the Council can check out.

The members discussed the proposal made by Ms. Harkness, including what appeared to be a circumvention of the Library Commission decision on the downtown site. Ms. Harkness said she had presented the same information to the Library Commission at a previous meeting and some of the members had shown support for the idea. There was general interest expressed in seeing what information Ms. Harkness might be able to bring back to Council as she suggested. Ms. Harkness reiterated her request that the Council authorize her to represent the Town in soliciting the information and estimates she described. Ms. Harkness was thanked for her suggestion that she could go out and get information to present to the Council, and reminded that there will be a Work Session the second Wednesday in August for a discussion of the Library site and financing and any other ancillary issues, and that everyone is welcome to attend and participate.

PUBLIC INPUT
(Comments from the following individuals are summarized.)
Irene Peoble said she has been hearing about getting a new Library for 20 years; she spoke in favor of how attractive and economical steel buildings can be.

Carol German encouraged the Council to support Linda Harkness to go forward on behalf of the Town in order to contact the sources that she needs to contact.

Roger Doering, a member of the Library Commission, said that the Commission did hear from Ms. Harkness and Mr. German on the project, and began a two-phase process including the decision, first, on the downtown location and then the issue of construction costs and building. Mr. Doering said he feels Mr. German and his group are short-circuiting the Commission by coming directly to the Council, and suggested that they work directly with the Commission instead.

Charlie German requested that the Council not rule out the current site until documented evidence is brought back from the professionals in the field. Mr. German also said he had requested documentation on the research done by the Library Commission and has not received anything. *Gioia suggested that Mr. German address his request to the Manager and the information will be supplied.*

There was no further public input.

In response to a request from Council as to whether the requested authorization would be appropriate, Town Attorney Sims cautioned the Council that because of the restrictions on public procurement, the only authorization that can be given to a private citizen is to bring back information that the Council could factor in to some type of public solicitation concerning the construction of a public building. However, when a private citizen discusses estimates with professionals concerning the construction of a public building, the professionals need to know it is not a public procurement and the fact that they are providing information does not preclude them from responding to a procurement process. Sims stressed that private citizens cannot negotiate with professionals concerning the construction, but can bring back information that the Council can use to augment what the Library Commission has submitted.

Linda Harkness stated that she will only be asking for general estimates, that she is on a fact-

finding mission on behalf of the Town.

Sims pointed out that the statements that she made are that she is not representing the Town and is not acting on behalf of the Town. With those two statements, Sims believes the Council does not need to give any authorization. Further, if authorization is given it gives the appearance that she is acting on behalf of the Town, and those entities who gave information may be barred from responding to the formal procurement process. On a fact-finding mission she can bring back all the information that she gathers. In addition, she is awaiting a policy decision concerning whether the information come directly to the Council, or through the Library Commission.

Sims added that Ms. Harkness can say she appeared before the Council and the Council was supportive of her getting information and bringing it back through the appropriate channel.

Mayor Gioia said that as far as going through the Library Commission, the time line that is set up is that the Library Commission is having a Work Session with Council and will bring information and their further plans to the Council at that time; the group attending this evening as well as any other citizen can also attend at that time and participate in the discussion.

A recess was taken at 8:18 p.m.; the meeting was called back to order at 8:27 p.m.

14. **Call to the Public for Items not on the Agenda.**
Howard Parrish said he would like to thank the Hausers for putting that big flag out on their cornfield; it really looks great. Also, Cottonwood is now expanding their library.

Ron Smith suggested that Council consider on appointments to Commissions going to E-Session for discussion in order avoid upsetting anybody and to allow discussion prior to a vote.

There was no further public input.

15. **Advanced Approvals of Town Expenditures**
a) There are no advanced approvals.
There were no advanced approvals.

16. **Manager/Staff Report**
Interim Town Manager Smith reported on the action taken by the Sanitary District in response to contacts by the County regarding mosquito control; Smith described the outside public address system that has been installed for use when a member of Commission or Council has to step down and leave the chambers because of a conflict of interest; Smith said he is working with various department heads to have staff meet together at one meeting with applicants to provide uniform information and resolve the communication problem. Smith checked on the ADOT grant for sidewalks; there is no problem with that, and staff is working with ADOT on the construction of the sidewalks. Smith added that he will be on vacation next week.

17. **Council Informational Reports**
Garrison reported on her first NACOG meeting, accompanied by Jackie Baker; it was quite overwhelming, and a lot of business was accomplished in the short space of two hours.

Kovacovich thanked Parks & Recreation for the 4th of July celebration, and the Casino for furnishing the fireworks.

Parry thanked Kovacovich for helping with handing out the watermelon slices; also, the new Ford dealership is now breaking ground.

Hauser said the Cornfest will be held this Saturday; she also reported on the Simbric sextuplets and their mother. On the water issue, there was a crew in Town making a public relations video

regarding another pipeline.

18. **Adjournment**

On a motion by Hauser, seconded by Parry, the meeting was adjourned at 8:47 p.m.

_____
Margaret Harper, 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 Special Session of the Town Council of Camp Verde, Arizona, held on the 11th day of June 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2007.

_____
Debbie Barber, Town Clerk

MINUTES
JOINT WORK SESSION
MAYOR and COMMON COUNCIL
and the
PLANNING & ZONING COMMISSION
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room 106
WEDNESDAY, JULY 11, 2007
5:00 P.M.

Minutes are a summary of the actions taken. They are not verbatim.

1. **Call to Order**
Mayor Gioia called the meeting to order at 5:02 p.m.

2. **Roll Call**
Mayor Gioia, Vice Mayor Hauser, Mike Parry, Ron Smith, Bob Kovacovich and Norma Garrison, were present, Greg Elmer was absent. Planning and Zoning Commission Members Robb Witt, James Bullard, Bob Burnside and Joe Butner.

Also Present:
Town Attorney William Sims, Interim Town Manager Dave Smith, Dane Bullard, Lynda Moore, Michael Bluff, Ron Long, Deborah Barber, Gerard Laurito and Virginia Jones.

3. **The Town Attorney will provide a training session on Proposition 207, a recently enacted law dealing with limitations on condemnation and regulatory takings. Council, the Planning & Zoning Commission, and staff may have discussion concerning these matters.**

Attorney Sims presented a power point presentation regarding Proposition 207 Private Property Rights Protection Act. A copy of the presentation is attached and becomes a permanent part of the record. Sims explained Proposition 207 and its applicability to changes in property regulation. Proposition 207 limits the use of condemnation to situations for public use and sets forth the rights of the property owner when the government exercises the power of condemnation. Proposition 207 provides property owners just compensation if the value of a person's property is reduced by enactment of a land use law. If a property owner is successful in a condemnation lawsuit the municipality would be required to pay the land owner's attorney fees and costs.

Sims stated waivers should only be used in legislative context, not administrative items. Sims advised in every case it is best to work closely with property owners and be cautious in asking any property owner to sign the waiver. Council suggested the Manager set a meeting between the Planning & Zoning Office and the Clerk's Office to review the Business License application and process.

4. **Adjournment**
On a motion by Hauser, seconded by Baker, the meeting was adjourned at 6:00 p.m.

_____
Virginia Jones, Recording Secretary

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 11th day of July 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this_____day of_____2007.

_____
Deborah Barber, Town Clerk

PROPOSITION 207 ISSUES

1

CHANGES

- Condemnation
- "Regulatory takings"

2

CONDEMNATION

- The issue: What is a "public use"?
  - U.S. Constitution, Fifth Amendment. ". . . nor shall private property be taken for public use without just compensation."
  - Arizona Constitution, Art. 2, Sec. 17:
    - "Private property shall not be taken for private use . . . ."

3

CONDEMNATION-ARIZONA

- Condemnation for redevelopment before 2003.
  - Local governments commonly condemned for economic development and redevelopment purposes.
  - Parties paid own attorneys' fees and costs.

4

CONDEMNATION-ARIZONA

- *Bailey v. Meyers*
  - Bailey's Brake Service condemned for private redevelopment.
  - Court of Appeals struck down Mesa's use of condemnation.
  - Public benefits must substantially outweigh the private character of the end use when redevelopment results in private ownership and operation.
  - The intended use's public benefits and characteristics must substantially outweigh private nature.

5

CONDEMNATION – U.S.

- *Kelo v. City of New London*
  - High unemployment, aging population, low tax base.
  - Developer proposes global research facility in exchange for 99-year site lease at $1 per year.
  - New marina, hotel, 80 housing units, conference center, Coast Guard museum, office. Retail, 850 temporary construction jobs, 940 indirect jobs, $680,000 to $1.2 million in tax revenue.
  - Losses: Many existing homes.

6

CONDEMNATION – U.S.

- *Kelo v. City of New London*
  - Redevelopment Plan OK.
  - Adopts a broad interpretation of public use as "public purpose."
  - Defers to legislative determination that the area was distressed enough to justify the economic development project.
  - Rejects rule that economic development is not public use.
  - Dissent (O'Connor, with Rehnquist and Thomas):
    - Nothing under this ruling stops a government "from replacing any Motel 6 with a Ritz Carlton, any home with a shopping mall, or any farm with a factory."

7

PROPOSITION 207

- Reaction to U.S. Supreme Court condemnation ruling: *Kelo.*
- Not really necessary in Arizona: *Bailey.*
- But: significant limitation on regulatory takings.

8

Prop. 207: "Land Use Law"

- Any new statute, rule, ordinance, resolution, or law that regulates the use or division of land or any interest in land or farming or fostering practices.

9

What does Prop. 207 apply to?

- Rezoning
- Text amendments
- Overlays
- Historical districts
- Design review
- Subdivision plats
- Hillside ordinances

10

What does Prop. 207 not apply to?

- General plan
- Development fees
- Right-of-way dedications for traffic
- Other exceptions set out in Prop. 207

11

Prop. 207 Increases Regulatory Taking Risk

- Before: Must deny all economically viable use.
- Now: Any diminution in value = liability.

12

Is the sky falling?

- Pull any land use regulation into the list of Prop. 207 exceptions.
  - Traffic, fire codes, building codes, health and sanitation, transportation, traffic, pollution, solid/hazardous waste.
  - Nuisance
  - Federal law
  - Sex and drugs
  - Prior regulations
  - Only apply to property owner directly regulated.

13

- If not an exception:
  - Request waivers
  - Document property owner approval
  - Show no diminution in value

14

- If really encounter a problem, waive the requirement as to the complaining owner. This would be the "we didn't mean it" excuse.
  - Potential equal protection problems – triggers 42 USC § 1983 exposure.

15

What is permitted under the Prop. 207 exceptions?

- Prop. 207 exempts health and safety, but leaves out welfare. Where does this leave restrictions on:
  - Child care in the home
  - B & B's
  - Guest houses
  - Home occupations
  - Limitations on renting to students
  - Radio antennae

16

What about the neighbors?

- Is it possible to impact adjacent properties?
  - If rezone to permit school, twenty-five residences, health care institution or a child care group home adjacent to agricultural use, the farmer will have a claim arising out of restrictions on the use of pesticides under A.R.S. § 3-365.
  - If rezone to permit school, then there are limits on alcohol sales and adult entertainment.
  - Permit a use that imposes greater setbacks on adjacent property (e.g., sewer treatment plant).

17

What about waivers?

- Use waivers only in legislative context.
  - Rezoning
  - Overlays (need 100% of the property owners to waive – unless can show increased value).
- Don't use in administrative proceedings.
  - If ask for waiver and property owner refuses, you have just made the record to document the property owner's refusal.

18

Implicit Waivers

- Get acknowledgment that property owner agrees to the plat, the site plan approval, the conditional use permit or other administrative action.
  - "Property owner hereby agrees and accepts plat."
  - "Property owner hereby acknowledges no diminution in value."

19

Indemnitees

- Bad idea.
- May have application in annexation context. If only 80% of the property owners in the area to be annexed approve of the annexation, the other 20% could bring a claim. Town could either remove the 20% from the annexation area or try to get indemnity.

20

Timing of Waivers

- After P&Z with ability to reconfirm if Council adds new stipulations.
- Don't make the waiver a condition to hearing the matter.

21

Other Waiver Issues

- Must be signed by property owner.
- Are waivers needed if the result of the land use regulation does not reduce the property owners value?
- Do waivers need to be recorded?

22

Claims Process

- Now property owner has three years to file a cause of action; significant expansion over notice of claim statutes that typically protect cities and towns.
- Property owner need not exhaust administrative remedies. A property owner is not even required to submit a land use application as a prerequisite to demanding or receiving just compensation.

23

Attorneys' Fees

- A property owner who prevails in an action for just compensation based on diminution in value receives attorneys' fees – becomes a disincentive to cities and towns to litigate and incentive to the property owner to litigate.
- Cities and towns are expressly prohibited from getting attorneys' fees. Until Prop. 207, a city or town could at least be awarded attorneys' fees if a property owner brought a claim without substantial justification.

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QUARTERLY REPORT
Planning and Zoning Commission
April – June 2007

REGULARLY SCHEDULED MEETINGS: 6

April 5, 2007 – REGULAR SESSION
Present: Chairperson Witt, Vice Chairperson Freeman, Commissioners Hisrich, Butner, Bullard, and German.
Late Arrival: Commissioner Burside arrived at 7:17 PM
Absent: None

April 12, 2007 – REGULAR SESSION
Present: Chairperson Witt, Vice Chairperson Freeman, Commissioners Butner, Bullard, and German
Absent: Commissioners Burnside and Hisrich

May 3, 2007 – REGULAR SESSION
Present: Vice Chairperson Freeman, Commissioners Hisrich, Butner, Bullard, German, and Burnside
Absent: Chairperson Witt

May 10, 2007 – REGULAR SESSION
Present: Chairperson Witt, Vice Chairperson Freeman, Commissioners Hisrich, Bullard, Burnside and German
Late Arrival: Commissioner Butner arrived at 6:37 PM

June 7, 2007 – REGULAR SESSION
Present: Chairperson Witt, Commissioners Butner, Bullard, German and Burnside.
Absent: Vice Chairperson Freeman & Commissioner Hisrich

June 14, 2007 – REGULAR SESSION
Cancelled due to no items moving forward to this agenda

JOINT WORK SESSIONS: 0

SPECIAL SESSIONS: 0

THE FOLLOWING RECOMMENDATIONS WERE MADE TO COUNCIL:

April 5, 2007 – Regular Session

- **Discussion and Action on PP 2007-01 Circle C Ranch.**
  PP 2007-01: An application submitted by Jack Gilcrest, agent for T & M Ranching & Development, LLC, owner of parcels 403-21-007K, 403-21-007L & 403-21-007F requesting preliminary plat approval for Circle C Ranch

Subdivision consisting of approximately 12 acres and 6 lots. This property is zoned R1-70 and is located at the end of Apache Trail.
On a motion by Hisrich, seconded by Freeman, the Commission unanimously recommended that Council approve an application submitted by Jack Gilcrest, agent for T & M Ranching & Development, LLC, owner of parcels 403-21-007K, 403-21-007L & 403-21-007F requesting preliminary plat approval for Circle C Ranch Subdivision consisting of approximately 12 acres and 6 lots; this property is zoned R1-70 and is located at the end of Apache Trail.

- **Public Hearing, Discussion and Action on amendment to the Town of Camp Verde Subdivision Regulations V.H. Subdivision Road Maintenance to remove language that references ARS statutes pertaining to County acceptance of roads in subdivisions and the add language that will require the developer to warranty the infrastructure for a period of time.**
  On a motion by Butner, seconded by German, the Commission unanimously recommended approval of the proposed amendment to the Town of Camp Verde Subdivision Regulations V.H. Subdivision Road Maintenance, as discussed and modified.

April 12, 2007 – Regular Session

- **Public Hearing, Discussion and Action on amendment to the Planning and Zoning Ordinance Section 113 to include Citizen Review and Participation requirements for any amendment to the Zoning Ordinance.**
  On a motion by Butner, seconded by German, the Commission voted unanimously to recommend that Council approve a proposed amendment to the Planning and Zoning Ordinance Section 113, to include Section C to provide for a Citizen Review and Participation process, with additions and changes as indicated in the following excerpts (shown as underlined or deleted):
  Subsection (a): "~~At least 60 days~~ Prior to any public hearing the applicant or....."
  Subsection (b): (Deleted in its entirety.)
  Subsection (c), last sentence: "....as well as a description of the proposed land uses, and the applicant shall provide an affidavit attesting to this notification being accomplished."

May 3, 2007 – Regular Session

- **Approval of Quarterly Report fro Commission Jan – Mar '07**
- **Public Hearing, Discussion and Possible Approval and possible recommendation to the Town Council on Use Permit 2007-01: a renewal request for a current use permit submitted by Beatrice Richmond, owner, to operate a bed and breakfast on parcel 404-30-009G located at 94 Coppinger Street for a period of seven years.**
  On a motion by German, seconded by Butner, the Commission unanimously recommended to Council on Use Permit 2007-01: a renewal request for a current use permit submitted by Beatrice Richmond, owner, to operate a bed and breakfast on Parcel 404-30-009G located at 94 Coppinger Street for a period of seven years.
- **Public Hearing, Discussion and Possible Action on AMD 2007-02 amending the Planning and Zoning Ordinance Section 113 to require Citizen Review and Participation requirements for any amendment to the Zoning Ordinance or any Use Permit that requests modification of any regulations.**
  On a motion by Butner, seconded by Hisrich, the Commission voted 5-1 to recommend to Council approval of the Planning & Zoning Ordinance Section

113, Section C, concerning Citizen Review and Participation, amended as set forth in the 2nd Draft dated May 3, 2007, with "At least 60 days" removed from Section 1(a) and "At least 30 days prior to any public hearing" removed from Section 1(b); with a 'no' vote by Bullard.

June 7, 2007 – Regular Session

- **Public Hearing, Discussion and Action on: GPA 2007-01: Public Hearing, Discussion and Action on General Plan Amendment 2007-01 submitted by Cynthia Redden to amend the Land Use Map from High Density Residential to Commercial for Parcels 404-22-062A and –062B located at 85 Hollamon Street to allow for rezoning to C1.**
  On a motion by Bullard, seconded by German, the Commission by a 4-1 vote recommended to Council approval of General Plan Amendment 2007-01 submitted by Cynthia Redden to amend the Land Use Map from High Density Residential to Commercial for Parcels 404-22-062A and -062B located at 85 Hollamon Street to allow for rezoning to C1; with a 'no' vote by Burnside.
- **Public Hearing, Discussion and Action on: ZMC 2007-01: Public Hearing, Discussion and possible Recommendation on Zoning Map Change 07-01 submitted by Cynthia Redden owner of parcels 404-22-062A and –062B, located at 85 Hollamon Street, and requesting the Zoning be changed from R2-4 to C1.**
  On a motion by German, seconded by Butner, the Commission voted unanimously to recommend to Council approval of Zoning Map Change 2007-01 submitted by Cynthia Redden, owner of parcels 404-22-062A and -062B, located at 85 Hollamon Street, and requesting the Zoning be changed from R2-4 to C1.
- **Public Hearing, Discussion and possible Recommendation on AMD 2007-04 Section 109 A & B: Amendment to the Planning and Zoning Ordinance to remove language concerning farm animals, under permitted uses, and adding language that refers to Section 108, livestock regulations, to address the inconsistencies concerning livestock regulations.**
  On a motion by Bullard, seconded by German, the Commission voted unanimously to recommend to Council approval of AMD 2007-04 Section 109A & B: Amendment to the Planning and Zoning Ordinance to remove language concerning farm animals, under permitted uses, and adding language that refers to Section 108, livestock regulations, to address the inconsistencies concerning livestock regulations.

THE FOLLOWING PRESENTATIONS WERE HEARD BY THE COMMISSION:

- There were no presentations

THE FOLLOWING ITEMS WERE TABLED, POSTPONED OR CONTINUED BY THE COMMISSION:

- **4/5/07 Public Hearing, Discussion and Action on amendment to the Planning and Zoning Ordinance Section 113 to include Citizen Review and Participation requirements for any amendment to the Zoning Ordinance.**
  On a motion by Butner, seconded by Hisrich, the Commission voted unanimously to continue this item until the next meeting in order to review ARS 9.462.04 prior to further discussion.

- **4/5/07Discussion on amendments to Section 108 and 109 to address the inconsistency to the two sections concerning allowance of livestock exceptions for 4-H projects.**
  On a motion by Burnside, seconded by Hisrich, the Commission voted unanimously to continue this item to the first meeting of May.
- **4/5/07Discussion on amendment to the Sign Code section 118 of the Town's Zoning Ordinance to address sandwich signs on commercial property or in the Right of Way.**
  On a motion by German, seconded by Butner, the Commission voted unanimously to continue Items 10, 12 and 13 to the meeting scheduled for next week.
- **4/5/07Discussion on the possible allowance of shipping containers used as accessory structures.** (Continued by action at Item 10.)
- **4/5/07Discussion on how to address inconsistencies between the Planning & Zoning Ordinance, Subdivision Regulations and the General Plan.**
  (Continued by action at Item 10.)
- **4/12/07 Discussion on the possible allowance of shipping containers used as accessory structures.**
  On a motion by Butner, seconded by German, the Commission voted unanimously to continue this item to the next regular meeting.
- **5/3/07 Discussion on AMD 2007-03 amending the Planning and Zoning Ordinance Section 108 D and 109 A & B to address the inconsistencies concerning livestock regulations.**
  There was no action taken. In summary, the Commission agreed to continue this item to the agenda for next week for a final review of a draft amendment incorporating suggested language from this meeting to provide as follows: Absolutely no breeding stock; one animal per piece of property one acre or greater in size (under Exceptions and removed from the Point System); Use Permit required for any 4-H projects on property less than an acre, and only for market, no breeding. There was also a suggestion regarding revising the language in 3(b) regarding setbacks and structures for "sheltering or feeding animals" to "sheltering, feeding or confining animals."
- **5/3/07 Discussion on AMD 2007-05 amending the Planning & Zoning Ordinance section 118 to prohibit sandwich boards.**
  On a motion by Hisrich, seconded by Butner, the Commission voted unanimously to continue Items 9 and 10 until staff has completed research and is ready to bring the items back
- **5/3/07 Discussion on the use of shipping containers as accessory buildings in Camp Verde.**
  (Continued pursuant to action taken in Item 9.)
- **5/10/07 Public Hearing, Discussion and Possible Recommendation to the Town Council on Use Permit 2007-02: A request submitted by the Verde Lakes Property Owners' Association for a use permit to allow the Verde Lakes Water Corporation to have an office and storage yard on parcel 404-13-451H located at 2867 Verde Lakes Drive and split zoned R1-10 and RCU2A.**
  On a motion by German, seconded by Bullard, the Commission voted unanimously to continue this agenda item until the time that it can be reviewed by the Community Development Director, the procedure put in place, and the applicant again brings it forward.

- **6/7/07 Public Hearing, Discussion and Possible Recommendation to the Town Council on Use Permit 2007-02: A request submitted by the Verde Lakes Property Owners' Association for a use permit to allow the Verde Lakes Water Corporation to have an office and storage yard on parcel 404-13-451H located at 2867 Verde Lakes Drive and split zoned R1-10 and RCU2A.**
  On a motion by German, seconded by Bullard, the Commission voted unanimously to continue this agenda item until the time that it can be reviewed by the Community Development Director, the procedure put in place, and the applicant again brings it forward.
- ***6/07/07* Public Hearing, Discussion and possible Recommendation on AMD 2007-04 Section 109 A & B: Amendment to the Planning and Zoning Ordinance to remove language concerning farm animals, under permitted uses, and adding language that refers to Section 108, livestock regulations, to address the inconsistencies concerning livestock regulations.**
  On a motion by Bullard, seconded by German, the Commission voted unanimously to recommend to Council approval of AMD 2007-04 Section 109A & B: Amendment to the Planning and Zoning Ordinance to remove language concerning farm animals, under permitted uses, and adding language that refers to Section 108, livestock regulations, to address the inconsistencies concerning livestock regulations.

THE FOLLOWING ITEMS WERE DISCUSSED BY THE COMMISSION:

4/12/07 Discussion on amendment to the Sign Code section 118 of the Town's Zoning Ordinance to address sandwich signs on commercial property or in the Right of Way.

There was no action taken.

4/12/07 Discussion on how to address inconsistencies between the Planning & Zoning Ordinance, Subdivision Regulations and the General Plan.

There was no action taken.

5/10/07 Discussion on AMD 2007-03 amending the Planning and Zoning Ordinance Section 108 D and 109 A & B to address the inconsistencies concerning livestock regulations.

There was no action taken.

TRAINING:

There was no training for this quarter.

COMMENTS:

There were no comments

Approved by the Planning and Zoning Commission at their July 12, 2007 Regular Session.

Rob Witt, Chairman

Camp Verde Development Update
April – June '07 Quarterly Report

RESIDENTIAL APPLICATIONS:

Equestrian Estates Phase I subdivision, Final Plat, for approximately 29.37 acres and 25 lots located off Newton Lane. - Approved by Council April 26, 2006. Construction of improvements on-going. Recorded on 10/4/06

Circle C Ranch Subdivision, Preliminary Plat, consisting of approximately 12 acres and 5 lots. This property is located at the end of Apache Trail.– Out for agency review. Project Review meeting 2/21/07. Approved

River's View at Simonton Ranch, Final Plat, 15 lots on 16 acres located East of Hwy 260 and North of Finnie Flat Road – Waiting for Engineer Approval. Approved 10/25/06 by Council. Recordation pending.

Homestead At Simonton Ranch, Final Plat, located at Northwest corner of Hwy 260 & Finnie Flat Road, 52 lots on approx. 36.2 Acres. – Approved 10/25/06 by Council. Recordation pending.

Lucky Canyon Estates, Unit II – Final Plat, 9 lots and Tract A on 14.87 acres located off Salt Mine Road. - Waiting for extension of water line on Forest Service Easement. No Change

Millwood Estates, Final Plat, Located at Quarterhorse Lane consisting of 30 one acre lots. - Approved by Council March 22, 2006 and plat recorded on April 6, 2006. Infrastructure constructed.

Silverado at Simonton Ranch, Final Plat - 252 lots on 64.84 acres located within PAD at Northeast corner of Hwy 260 and Finnie Flat Road. - Approved by Council on April 26, 2006. Construction of infrastructure on-going. Recorded on 7/06/06. Waiting for sewer.

Elk Creek Subdivision, Final Plat, 94 lots on 24 acres located within PAD at Finnie Flat Road and Proposed Simonton Ranch Road. – Out for Agency Review, Under agency review.

The Preserve at Clear Creek, Final Plat, 34 lots on 19.77 acres located at southeast corner of Hwy 260 and Verde Lakes Drive. - Approved by Council May 25th, 2005. Started infrastructure improvements. Recorded on 3/09/06. Amended Final Plat approved by Council on 11/29/06, recorded on 2/15/07. In construction phase.

Pebble Rock Subdivision, Final Plat, 10 lots on 13,56 acres located ½ mile Northeasterly of intersection McCracken Lane and Hwy 260. - Approved by Council on January 26, 2005. Recorded on 6/25/06.

Sleepy Hollow, Preliminary Plat, 20 lots located on Holloman St., Approved by Council 8-30-06. Final Plat out for Agency Review.

Waters Edge, Final Plat, 10 lots on 14.28 acres located on the NEC of Hwy 260 and Finnie Flat Road. Waiting for Engineer approval.

Bella Vista, Preliminary Plat, 16 lots on 16.052 acres located on the south side of Arena Del Loma at I-17. Approved by Council on 3/28/07. Now named Santolina Villas pending Final Plat Submittal

The Crossings @ Cherry Creek, conceptual review. Single family 298, Apartments 115, for a total of 414 homes. Property is located 6 tenths of a mile north of the intersection of SR 260 and Cherry Road. Developer addressing access issue with ADOT. Hearings pending outcome.

The Crossings @ Cherry Creek, GPA & ZMC
See previous comment. Pending outcome of discussions with ADOT on access.

Summerset @ Simonton Ranch, Preliminary Plat, 104 lots, 28.22 acres located approx 250' east of intersection of Homestead Parkway and Davidson Drive. Property lies south of proposed extension of Homestead Parkway. Approved by Council on 3/28/07. Final Plat submittal pending.

COMMERCIAL APPLICATIONS:

Steve Coury Ford Dealership, building permit application submitted
Application submitted 11/17/06. Pending, awaiting revisions & Council Approval of landscape plans. Grading permit issued, Building permit under review.

CSK Auto (Checker Auto), site plan review, location Finnie Flat Road & Simonton Ranch Road.
Building permit pending. Awaiting Sewer

Northeast Industries Commerce Park, Final Plat, Located at Howard's Road. - Approved by Council April 26, 2006 Council approved 28 lots on 9/15/06. Recorded and infrastructure in construction phase.

QUARTERLY REPORT
DESIGN REVIEW BOARD
April – June 2007

REGULARLY SCHEDULED MEETINGS: 3

April 10, 2007 – Regular Session

Present: Chairperson Binick, Vice Chairperson McDonald, Board Members, Bullard, Holquin, Brinkman and Darby were present.
Absent: Members Hough and Bullard

May 08, 2007 – Regular Session

Present: Chairperson Binick, Vice Chairperson McDonald, Board Members Hough, Bullard, Holquin, Brinkman and Darby were present.
Late arrival: Member Holguin arrived at 3:07 PM

June 12, 2007 – Regular Session

Present: Chairperson Benick, Members Darby, Brinkman, Hough, Holguin and Bullard.
Absent: Vice Chairperson McDonald

SPECIAL SESSION MEETINGS: 1

May 22, 2007 – SpecialSession

Present: Members Hough, Darby,Brinkman, Holguin & Bullard.
Late arrival: Chairperson Benick
Absent: Vice Chairperson McDonald

WORK SESSIONS: 0

THE FOLLOWING APPLICATIONS WERE APPROVED:

May 8, 2007– Regular Session

- **Presentation, Discussion and Possible Approval of DRB 2007-02: An application submitted by American Heritage Academy for a remodel addition to their current educational facility on parcels 404-28-066A, -066B and –157A located off of Sunland Drive and fronting General Crook Trail.**
  On a motion by Darby, seconded by Holguin, the Board unanimously approved DRB 2007-02, an application submitted by American Heritage Academy, as submitted.
  On a motion by Binick, seconded by Darby, the Board voted unanimously to amend the original motion to add a requirement for shielding of the lights, especially to the south, to maintain the lighting within the property limits, and also to require documentation on record that overflow parking is available in a sufficient amount and within 300 feet of the building to meet the current requirements of Ordinance Section 108, page 22.

- **Presentation, Discussion and Possible Approval of DRB 2007-04: An application submitted by Jack Sheehan, agent for Wesley Properties,**

owners, for an approval of perimeter fencing to be used on parcel 403-22-102B located at 550 Industrial Dr.
On a motion by Darby, seconded by Holguin, the Board unanimously approved DRB 2007-04, an application submitted by Jack Sheehan, agent for Wesley Properties, owners, for approval of perimeter fencing, as submitted.

- **Presentation, Discussion and Possible Approval of DRB 2007-03: An application by David Meier owner of parcel 404-28-025B for Development of Retail/Business Center located near the corner of SR 260 and Cliffs Parkway.**
  On a motion by Hough, seconded by Bullard, the Board by a 5-1 vote approved DRB 2007-03, an application by David Meier, as submitted, with three stipulations, as follows: That the applicant remove the drive-thru circular driveway; the applicant shield all of the mechanical fixtures; and the applicant shield the dumpsters; and to include that the window pop-outs be done in stucco; with a 'no' vote by Binick.
  On a motion by Hough, seconded by Bullard, the Board unanimously approved an amendment to the original motion to require that the applicant either secure legal easements across Parcel 404-28-026E to Parcel 404-28-025B, as discussed, or combine the two parcels together.
  On a motion by Hough, seconded by Bullard, the Board by a 5-1 vote approved an amendment to the original motion to require that applicant secure ADOT approval to allow an access point off of SR 260, and to remove the screening for the dumpsters; with a 'no' vote by Binick.

May 22, 2007 – Special Session

- **Presentation, Discussion and Possible Approval of DRB 2007-05: An application submitted by Jack Sheehan, agent for Wesley Properties, owner, for an approval of a 6,000 sq ft metal building to be used as a distribution facility by Fed Ex on parcel 403-23-155D located at 3850 Cherry Creek Road and zoned C-3.**
  On a motion by Hough, seconded by Darby, the Board voted unanimously to approve DRB 2007-05, an application submitted by Jack Sheehan, agent for Wesley Properties, owner, for approval of a 6,000 sq. ft. metal building to be used as a distribution facility by Fed Ex, with the three changes discussed: To reinforce over the top of the septic tank, to put millings or similar material on the proposed parking area, and to hard-surface the ADA parking area.
  On a motion by Bullard, seconded by Brinkman, the Board voted unanimously to amend the original motion to require that the lumens do not exceed the Town's lighting ordinance.

June 12, 2007 – Regular Session

- **Presentation, Discussion and Possible Approval of DRB 2007-06 An application submitted by Scott Edwards of RDB Management & Construction, for Verde Crossings, LLC owners, for the development of Finnie Flat Retail Center on Parcel 404-28-001A located on the corner of Finnie Flat Road and Wid Fuller Drive adjacent to Basha's zoned C1-4.**
  On a motion by Darby, seconded by Holguin, the Board unanimously approved DRB 2007-06, an application submitted by Scott Edwards of RDB Management & Construction, for Verde Crossings, LLC owners, for the development of Finnie

Flat Retail Center on Parcel 404-28-001A located on the corner of Finnie Flat Road and Wid Fuller Drive adjacent to Basha's zoned C1-4, with the exception of Building (C); and with the following stipulations: The mailboxes for the tenants to be located in breezeways between the buildings; the fascia and posts to be noted on the plans as material to be steel; no reflective glass; a notation on the plan for type of dust control of the pads that are adjacent to Finnie Flat Road; the trash receptacle enclosures be constructed of block and covered with stucco that will be painted. and the gates to be painted metal; and Wid Fuller Road have improvements provided by the developer consisting of a paved road and sidewalk for half of that easement.

APPLICANT'S PRESENTATION and BOARD DISCUSSION

Scott Edwards, Project Manager and Designer for RDB Management, introduced Scott Neiss, architect, and together they reviewed the proposed project, responding to questions and input from the Board. During discussion the Board suggested that the applicant work with Basha's to try to provide connecting parking areas to encourage access between the two areas; Mr. Edwards agreed that it was a good idea and would pursue that suggestion. As for the general design features, Mr. Edwards said that the intent is to make a good impression since the development will be a focal point in entering Camp Verde, and the plan is to give the buildings a Western feel. There were several issues and suggestions discussed with the representatives in regard to the building shown on the plan as Building (C); it was agreed that that building will be presented for approval separately after the architect revisits the exterior design.

In response to a question regarding lighting of the business signs, Mr. Neiss said that he will work with the Town to create the lighting the Town wants. It was confirmed that the plan is to build the driveway on the owner's half of Wid Fuller to include the curbing, gutter and sidewalk up to the first driveway entry; Mr. Neiss said that completion of the roadway beyond the half that is part of the development is subject to negotiation with the other developer. The half street will be built all the way through regardless; the other half would be up to the Simonton development. The possible location and size of the monument sign was also discussed, as well as the mailboxes and the appearance of the trash receptacles. The members reviewed the requests made for the developer to include in the final design, and it was decided to incorporate those by stipulation as part of the approval by the Board, excepting Building (C) for a separate presentation and approval.

THE FOLLOWING APPLICATIONS WERE DENIED:

There were no application that were denied this quarter.

THE FOLLOWING ITEMS WERE DISCUSSED BY BOARD:

- **4/10/07 January 23, 2007 Update, Discussion and Review of the City of Cottonwood Design Review Board meeting held on February 22, 2007.**

There was no action taken.

THE FOLLOWING ITEMS WERE DISCUSSED IN WORK SESSIONS:

June 12, 2007

- **Presentation, discussion of a Conceptual plan for Expansion to Rainbow Acres facility DRB 2007-07: Submitted by Steve Ricci, agent for Rainbow Acres, owners on parcels 403-17-001G, -003 and –001A zoned RCU2A and located on Reservation Loop Road.**

STAFF PRESENTATION

Director Buckel said that the applicant has provided the Board with color elevations and a site plan that indicates the location of the proposed new construction on the property. No complaints have ever been received, and usually the neighbors are supportive of the activities. The applicant would like to know if they are going in the right direction with their plans.

APPLICANT'S PRESENTATION and BOARD DISCUSSION

Gary Wagner, President of Rainbow Acres, introduced Larry Wolf, the architect who outlined the planned units that were displayed on large color charts that Mr. Wolf, together with input from Mr. Wagner, used to describe in detail the proposed buildings that included a separate distinctive multi-purpose community center facility. Also reviewed were the plans for landscaping, building materials, colors, windows and lighting.

The members discussed with the applicant's representatives the planned colors and building materials. The Board questioned the possible excessive height of the community center building, which Mr. Wolf said would be revisited and then addressed on the formal plans. Buckel confirmed that it would be possible to request a variance if it exceeds the maximum limit of 30 feet which is the requirement for a residential area. The planned shielded residential lighting will also be indicated as part of the full submittal. In general, the members commended the representatives on the excellence and completeness of the proposed site plan, and expressed approval of the conceptual plan.

There was no action taken.

THE FOLLOWING PRESENTATIONS WERE HEARD BY THE BOARD:

- No presentation were heard by the board

TRAINING:

- No training this quarter

COMMENTS:

There were no comments for this quarter

Approved by the Design Review Board at their July 10, 2007 Regular Session.

Jim Binick, Chairman

QUARTERLY REPORT
Board of Adjustments
April– June 2007

REGULARLY SCHEDULED MEETINGS: 3

April 17, 2007 – Regular Session

Cancelled due to lack of agenda items.

May 15, 2007 – Regular Session

Present: Chairperson McDonald, Vice Chairperson McIntyre, Board Members Reddell and Bullard.
Late Arrival: Member Bassous arrived at 3:02 PM
Absent: Members Hoover and Roddan

June 19, 2007 – Regular Session

Cancelled due to lack of agenda items.

SPECIAL SESSION MEETINGS: 0

WORK SESSIONS: 0

THE FOLLOWING APPLICATIONS WERE APPROVED:

May 15, 2007 – Regular Session

- **Approval of January – March 2007 Quarterly Report.**

THE FOLLOWING APPLICATIONS WERE DENIED:

- **Presentation, Discussion and Action: on a Variance 2007-03 filed by Art Owens, parcel 403-19-136 requesting a variance of 18' from a side setback to allow permitting of an accessory building on the property.**
  A motion by Reddell to approve the requested variance failed for lack of a second.

THE FOLLOWING ITEMS WERE DISCUSSED BY BOARD:

- There were no items discussed by the Board

THE FOLLOWING ITEMS WERE DISCUSSED IN WORK SESSIONS:

- There were no work sessions for this quarter

THE FOLLOWING PRESENTATIONS WERE HEARD BY THE BOARD:

- There were no presentations for this quarter

TRAINING:
There was no training for this quarter.

COMMENTS:
There were no comments for this quarter

C.A. McDonald

C.A. McDonald, Chairman

Trails & Pathways Commission

1st and 2nd Quarterly Report combined
Submitted July 10, 2007

The Trails and Pathways Commission met on the 2nd Tuesday of each month to try to formulate a trails policy, to propose new trails and to review all new subdivision proposals.

- Subdivision proposals; The Commission endeavored to determine each new subdivisions impact on the existing trail system and to recommend if any new tails or pathways should be included in their design. These recommendations were then forwarded to P&Z and to the Council.
- Trails policy: The Commission endeavored to formulate a coherent trails policy for the Town Councils approval, to include a trail standards description, a trails maintenance program and a trails volunteer policy.
- New trails or trail heads: The Commission endeavored to identify the locations for new and historic trails and trail heads as they may access areas of interest in and around the town of Camp Verde. And to identify rights of way, funding sources, and method wherein they may be established and promoted. All for Council review and approval.
- Forest Service Liaison: The Commission endeavored to coordinate efforts and to establish local policy that would not conflict with our US Forest neighbors.
- Other assignment from Town Manager and/or Council: From time to time the Commission is given other projects to consider.

Subdivisions addressed:
Arena Del Loma
Summer Set at Simonton

Chronology:

Carryover from 2006 Ryal Canyon Trail head

Agenda Items:
Jan. 2, 2007 Joint Parks & Recreation Commission Meeting
Subject: EnviroZeum Presentation by Richard Kimbel
Black Bride Park discussed

Jan. 9, 2007 Summer Set at Simonton
Black Bride Park recommendation to council

February 13, Open Meeting law presentation, Ryal Canyon Trail Head- scheduled mtg with Blair Jenner to discuss possibilities of using his land as a trailhead.
Report from Bill Stafford on US Forest trails

March 13, 2007 The Commission revisited the Black Bridge Park issue and recommended that our previous decision stand; i.e., no change to the current road access to the park.
Requested the $10,000 line item be continued for the 2008 fiscal year.
Haddon, Reddel, and Mitton met with Red rock Forest and discussed a possible "Collection agreement" wherein the with US Forest would use the moneys allocated by the Town of Camp Verde for lower Verde trails.

Town Council Resolution 2007- 719 Approved representation on the Verde Valley Regional Trail Plan

April 10, 2007 Council approved Red Rock Forest Collection Agreement and made funds available to the Forest for trail Improvements.
Linda Welch and Judy Piner have obtained a copy of the 1996 Sedona Trails & Urbain Pathways Plan to use as a resource for the formulation of our own policies and procedures not yet completed and to be approved by council.

May 8, 2007 No significant business conducted.

June 12, 2007 Meeting failed for lack of a quorum, however, Bea Richman and Perry Haddon met with the EnviroZeum representative and discussed several issues of the Commissions concern.

Commission Members				
Perry Haddon, Chairperson				
Lynn Reddell, Vice Chairperson				
Douglas Roy				
Linda Welsch				
Dee Whitt				
Bill Mitton				
Judie Piner				
Dead Horse Ranch Trails Coalition Liaison				
Beatrice Richman				

Perry W. Haddon
Chairman
July 10, 2007

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1st and 2nd Quarterly Report combined
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Lynn Reddell, Vice Chairperson
Douglas Roy
Linda Welsch
Dee Whitt
Bill Mitton
Judie Piner

Perry W. Haddon
Chairman
July 10, 2007

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular **Meeting Date: 7-25-07**

Type(s) of Presentation: Verbal Only

AGENDA TITLE: Public Hearing, Discussion and possible Approval of Resolution 2007-730, a resolution of the common council of the town of Camp Verde, Arizona, approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' X 182' for a business office and storage facility. The property is located at 2867 Verde Lakes Drive and zoned R1-10. The Use Permit will only expire when the use is no longer active on this parcel.

PURPOSE AND BACKGROUND INFORMATION:
This application was submitted by Verde Lakes Property Owners Association, requesting a Use Permit to allow the Verde Lakes Water Company to construct a Business Office and Storage facility on a portion of parcel 404-13-451H measuring approximately 187' X 182'. The water company is currently sharing the clubhouse building with the Verde Lakes Property Owners' Association for their office facility. Their storage yard is at another location. They would like to have both facilities in the same location for the convenience of employees who need to access supplies and for the convenience of citizens who need to access their office. This parcel is split zoned with the clubhouse located in RCU2A zoning district and the proposed office site on the portion of the parcel zoned R1-10. They are also requesting that the fees for this use permit be waived and that the term of the use permit be for the life of the activity on this parcel.

The drive accessing the Verde Lakes Club House is on the North side of the project parcel. The club house sets on an adjacent parcel to the East. There is an additional 40' easement running parallel to Verde Lakes Drive. This project will be reviewed in depth by staff and Design Review Board before construction can commence. The applicant has provided a survey map produced by Heritage Survey showing the correct dimensions of the parcels. A screening fence will be required for this activity because there are residential uses on three sides.

A neighborhood meeting was held on May 25, 2007 at 6:30PM in the Verde Lakes Property Owners' Association Clubhouse. The applicant posted the property and sent out letters to property owners within 300' of the subject property. There was only one resident who attended the meeting and they were in support of the application.

When staff meets with an applicant, it is customary to always discuss the types of applications that would be applicable to the project. The Verde Lakes Property Owners' Association representatives chose to go with a Use Permit. This is the same type of process the Town has used for numerous Camp Verde Water facilities located through out the Town in various locations. Many times, a structure is involved in development that is based on an approval of a use permit. For example, all RV parks and Mobile Home Parks within the Town is required to have a use permit, even if it is zoned Commercial. The only exception would be if the park is developed under a PUD.

Six agencies were notified of this application and at this time we only have three responses. The Town Engineer had no comment. Yavapai County Flood Control District had no objections to this use permit but did indicate that the applicant must submit a drainage report and grading and drainage plan completed by an AZ Registered Civil Engineer before the Town can issue a building permit. The Yavapai County Environmental Unit had no comment on this application.

38 letters were sent out to property owners within 300' of the subject property and staff has not received any comments either for or against this application as of the writing of this report.

It should be noted that approval of this use permit does not waive any other approvals needed from the Town to improve the subject property or construct any structures.

STAFF RECOMMENDATION(S): approval

LIST ALL ATTACHMENTS: Application, request to waive fee, staff report, site plan, neighborhood meeting confirmation and agency review comments, survey map and vicinity map.

Type of Document Needing Approval (Check all that apply):

☐ Acceptance/Approval	☐ Agreement/Contract	
☐ Intergovernmental Agreement	☐ Ordinance	☐ Preliminary Plat
X☐ Public Hearing	☐ Resolution	☐ Special Consideration
X☐ Special/Temp Use Permit	☒ Other:	☐ Presentation/Report Only

Submitting Department: P&Z **Contact Person: Nancy Buckel**

RESOLUTION 2007-730

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2007-02 TO ALLOW VERDE LAKES WATER COMPANY TO USE A PORTION OF PARCEL 404-13-451H MEASURING APPROXIMATELY 187' X 182' AND ZONED R1-10 FOR A BUSINESS OFFICE AND STORAGE FACILITY. THE PROPERTY IS LOCATED AT 2867 VERDE LAKES DRIVE. THIS USE PERMIT WILL ONLY EXPIRE WHEN THE USE IS NO LONGER ACTIVE ON THIS PARCEL.

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

I. The Common Council hereby finds as follows:

A. A request for approval of Use Permit 2007-02 was filed by Audrie W. Harris, representative of the Verde Lakes Home Owners Assoc. , owners of tax parcel 404-13-451H to allow Verde Lakes Water Company to use a portion of the parcel measuring approximately 187' X 182' for a Business Office and Storage Facility.

B. The request was reviewed by the Planning and Zoning Commission on July 12, 2007 and by the Common Council on July 25, 2007 in public hearings that were advertised and posted according to state law.

C. A neighborhood meeting was held May 25, 2007 by the applicant as required by ARS and Town of Camp Verde Ordinance Section 113.

D. The purpose of the Use Permit is to allow Verde Lakes Water Company to use a portion of the parcel measuring approximately 187 X 182' for a Business Office and Storage Facility.

E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2007-02 for the purpose of allowing Verde Lakes Water Company to use a portion of the parcel measuring approximately 187 X 182' for a Business Office and Storage Facility.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 25, 2007.

_____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

CASE NO. 07-12

PROJECT NO. UP 07-02

TOWN OF CAMP VERDE

COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

USE PERMIT APPLICATION

APPLICATION DATE 3-29-07 TAKEN BY B. Quin

ASSESOR'S PARCEL NO. 404-13-451 H "A" CLASSIFICATION OF UP

PRESENT ZONING R-1-10 FEES

SUBDIVISION VERDE LAKES HEARING DATE

ADDRESS OF PROPERTY 2867 VERDE LAKES DR.

REQUEST: ISSUANCE OF USE PERMIT to ALLOW VERDE LAKES WATER Co. to Build office Building AND WAREHOUSE ON PROPERTY AS DESIGNATED.

OWNER VERDE LAKES P.O.A. PHONE 567-3651 FAX —

ADDRESS 2867 VERDE LAKES DR. CITY CAMP VERDE STATE AZ ZIP 86322

CONTACT PERSON WINOGENE HARRIS (AUDRIE W. HARRIS) 567-3651

If the applicant is not the property owner, the owner shall complete and sign the following statement. I herby authorize _____ to act as my agent in the application.

Name of Agent

Audrie W. Harris 3-29-07

Signature of Owner Date

****

AGENT ALAN WILLIAMS PHONE 928 300-0541 FAX

ADDRESS 2867 VERDE LAKES CITY C.V STATE AZ ZIP 86322

CONTACT PERSON SAME

****

I herby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

Audrie W. Harris 3-29-07

Signature of Applicant Date

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application:_____ Parcel No. 404-13-451 H "A"

Date:_____ Legal Description: A Portion of the S.E. 1/4 Section 11, Township 13 North, Range 5 East Gila and Salt River Base and Meridian Yavapai County, Arizona

Name: Verde Lakes P.O.A.

Address: 2867 Verde Lakes Dr. Camp Verde, AZ 86322

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

Andrew W. Harris — 3-29-07

Applicant's Signature — Date

Agent for:_____

State of Arizona
Town of Camp Verde

On this 29 day of March, 2007 before me, the undersigned Notary Public, personally appeared Andrew W. Harris who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.

OFFICIAL SEAL
PAT DAVIS
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
My Comm. Expires April 7, 2007

Pat Davis
Notary Public

April 7, 2007
Date Commission Expires

Rev 12/98

Town of Camp Verde
Attn: Community Development
473 S. Main St., Suite 102
Camp Verde, AZ 86322
Phone: (928) 567-8513
Fax: (928) 567-7401

http:/www.cvaz.org

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 404-13-451H Date: May 29, 2007

Owner: VERDE LAKES PROPERTY OWNERS ASSN.

Address: 2867 VERDE LAKES DR

Phone: ( ) 567-3651

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates ALAN WILLIAMS, whose address is: 2867 VERDE LAKES DR.,

as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to July 1, 2007, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Shirley M. Brinkman, Vice President, Owners (s)

State of Arizona
County of Yavapai, *ss.*

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 29 *day of* May, 2007, *by* Shirley Brinkman, *who is/are personally known by me or have produced identification.*

Deborah A. Barber, *Notary Public*

My Commission Expires: Sept. 11, 2009

DEBORAH A. BARBER
Notary Public - Arizona
Yavapai County
My Comm. Expires Sep 11, 2009

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-13-451 H "A"

APPLICANT'S NAME VERDE LAKES PROPERTY OWNER'S ASSOC.

PROPERTY ADDRESS 2867 VERDE LAKES DR.

DIRECTIONS TO PROPERTY FROM the town of Camp Verde Proceed East on Highway 260 to Milepost 225. Proceed approximately 1/2 Mile to Verde Lakes DR and turn Right. Proceed South to Dirt Road Just Past Preserve DR, About 1/4 Mile. turn Left onto property.

VERDE LAKES PROPERTY OWNER'S ASSOCIATION
2867 VERDE LAKES DRIVE
CAMP VERDE, ARIZONA 86322

April 18, 2007

Jenna Paulsen, Administrative Assistant
Town of Camp Verde
Community Development Department
473 S. Main Street
Camp Verde, AZ 86322

Re: Verde Lakes Property Owners Assoc.

Subj: Use Permit Application

Dear Jenna:

We hereby request a waiver of the $500.00 Use Permit Fee paid by the Verde Lakes Water Corp. The Use Permit is to allow the Verde Lakes Water Corporation to build offices on property owned by the Verde Lakes Property Owner's Association.

Sincerely,

Shirley M. Brinkman

Shirley M. Brinkman
Verde Lakes Property Owner's Association

10050

VERDE LAKES WATER CORPORATION
2867 S. VERDE LAKES DR.
CAMP VERDE, AZ 86322
(928) 567-4338

BANK ONE, N.A.
CAMP VERDE, ARIZONA 86322
91-2/1221

4/2/2007

PAY TO THE ORDER OF Town of Camp Verde $**500.00

Five Hundred and 00/100********** DOLLARS

Town of Camp Verde
P.O Box 710
Camp Verde, AZ 86322

TWO SIGNATURES REQUIRED

MEMO

AUTHORIZED SIGNATURE

⑈010050⑈ ⑆122100024⑆ 2138343⑈

TOWN OF CAMP VERDE
Community Development
P.O. Box 710
CAMP VERDE, AZ 86322
(928) 567-6513

CRB 111-3

CASH RECEIPT

Date 4/13/07 012314

Received From alan Williams

Address

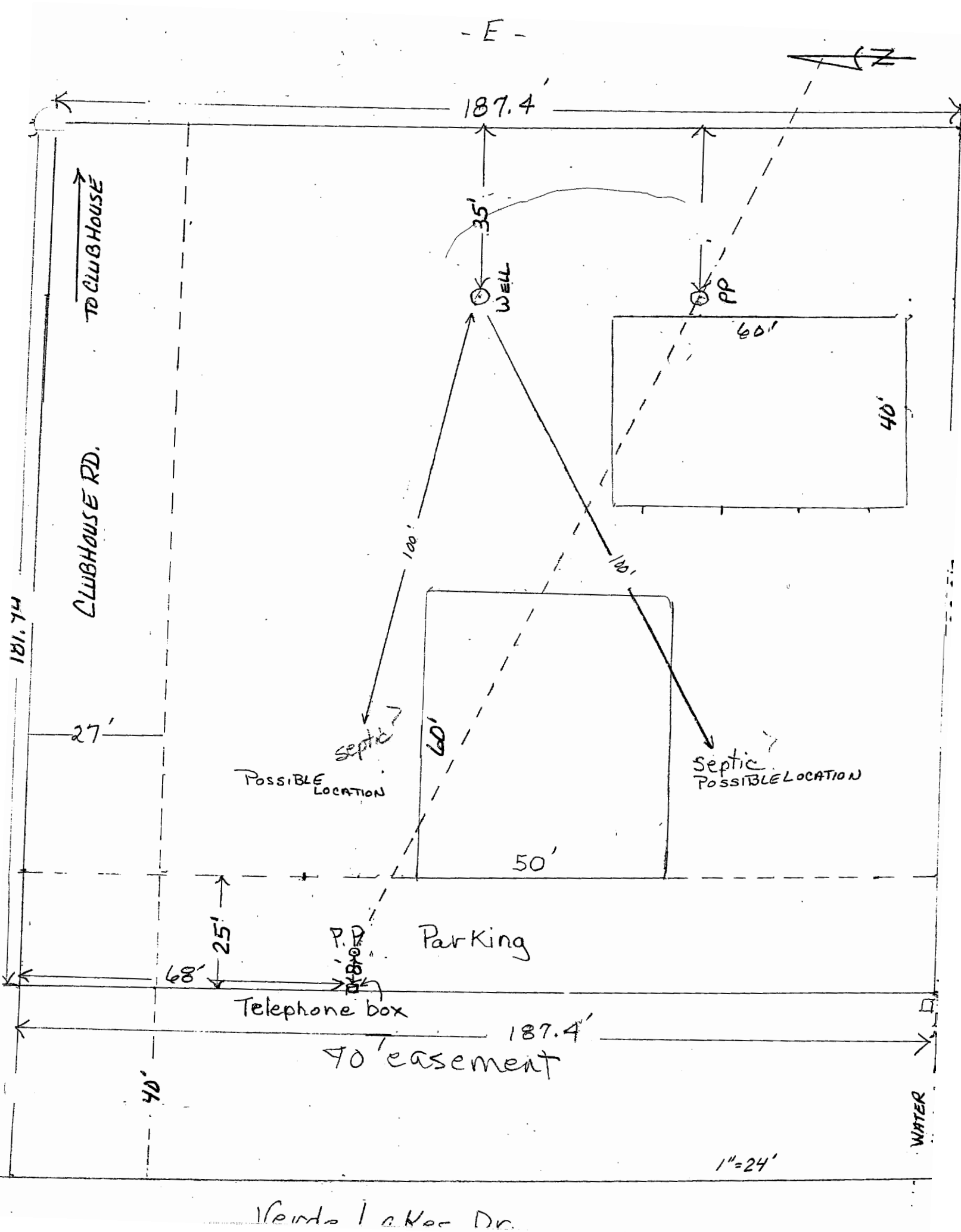
Five Hundred and 00/100 Dollars $ 500.00

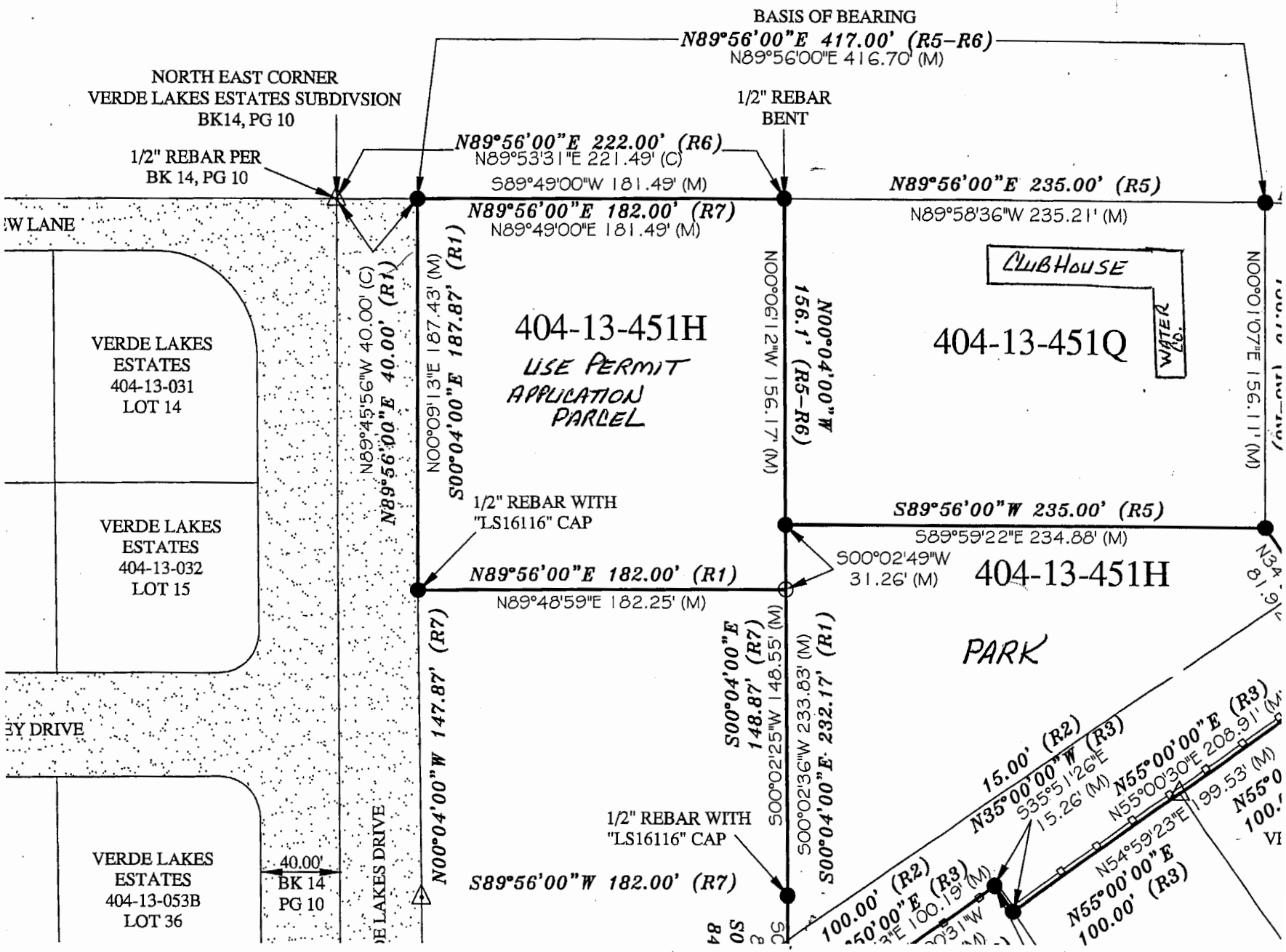
For Use Permit 2007-02 Verde Lakes Property owners assn.

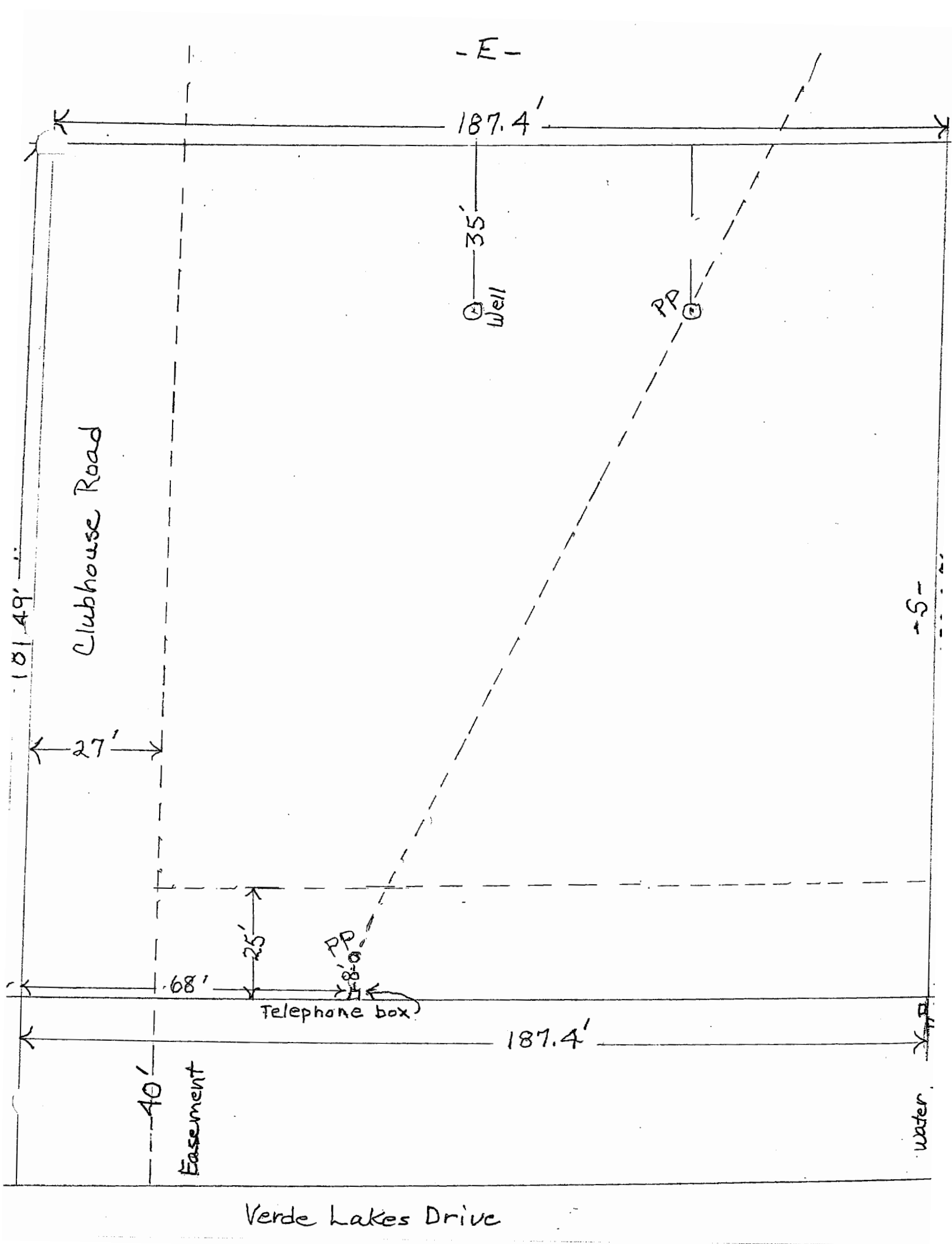
Check # 10050

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH	✓	
AMT. PAID			CHECK		
BALANCE DUE			MONEY ORDER ☐ CREDIT CARD ☐		

By J Paulsen


- E -
N
187.4'
35'
WELL
PP
60'
40'
TO CLUBHOUSE
CLUBHOUSE RD.
181.74
100'
100'
27'
septic
60'
POSSIBLE LOCATION
Septic
POSSIBLE LOCATION
50'
25'
P.P.
Parking
68'
Telephone box
187.4'
40' easement
40'
WATER
1"=24'
Verde Lakes Dr.


BASIS OF BEARING
N89°56'00"E 417.00' (R5-R6)
N89°56'00"E 416.70' (M)
NORTH EAST CORNER
VERDE LAKES ESTATES SUBDIVSION
BK14, PG 10
1/2" REBAR PER
BK 14, PG 10
1/2" REBAR
BENT
N89°56'00"E 222.00' (R6)
N89°53'31"E 221.49' (C)
S89°49'00"W 181.49' (M)
N89°56'00"E 235.00' (R5)
N89°58'36"W 235.21' (M)
N89°56'00"E 182.00' (R7)
N89°49'00"E 181.49' (M)
W LANE
VERDE LAKES
ESTATES
404-13-031
LOT 14
VERDE LAKES
ESTATES
404-13-032
LOT 15
VERDE LAKES
ESTATES
404-13-053B
LOT 36
N89°45'56"W 40.00' (C)
N89°56'00"E 40.00' (R1)
N00°09'13"E 187.43' (M)
S00°04'00"E 187.87' (R1)
404-13-451H
USE PERMIT
APPLICATION
PARCEL
N00°06'12"W 156.17' (M)
N00°04'00"W
156.1' (R5-R6)
CLUBHOUSE
WATER
CO.
404-13-451Q
N00°01'07"E 156.11' (M)
1/2" REBAR WITH
"LS16116" CAP
S89°56'00"W 235.00' (R5)
S89°59'22"E 234.88' (M)
S00°02'49"W
31.26' (M)
404-13-451H
N89°56'00"E 182.00' (R1)
N89°48'59"E 182.25' (M)
PARK
EY DRIVE
N00°04'00"W 147.87' (R7)
S00°04'00"E
148.87' (R7)
S00°02'25"W 148.55' (M)
S00°02'36"W 233.83' (M)
S00°04'00"E 232.17' (R1)
15.00' (R2)
N35°00'00"W (R3)
S35°51'26"E
15.26' (M)
N55°00'00"E (R3)
N55°00'30"E 208.91' (M)
N54°59'23"E 199.53' (M)
N55°00'00"E
100.00' (R3)
100.00' (R2)
1/2" REBAR WITH
"LS16116" CAP
S89°56'00"W 182.00' (R7)
40.00'
BK 14
PG 10
DE LAKES DRIVE


-E-
187.4'
35'
Well
PP
Clubhouse Road
181.49'
27'
-S-
25'
PP
8'
68'
Telephone box
187.4'
40'
Easement
water
Verde Lakes Drive

VERDE LAKES PROPERTY OWNER'S ASSOCIATION
2867 VERDE LAKES DRIVE
CAMP VERDE, ARIZONA 86322

May 28, 2007

Planning & Zoning Commission
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322

Re: Verde Lakes Property Owner's Association

Subj: Use Permit Application

In accordance with your letter of April 12, 2007 we hereby submit the following:

Copy of letter of notice sent to all property owners within 300 feet
Copy of list of property owners to whom notice was sent
Picture of notice of meeting posted on the property

The meeting was held on May 25, 2007 at 6:30 PM in the Verde Lakes Property Owner's Association Clubhouse. The only attendees were Audrie Winogene Harris, and Shirley Brinkman from the Property Owner's Association; Alan Williams from the Verde Lakes Water Company and Deborah Moody who lives outside the 300 ft perimeter. Therefore, there was no input from "affected" property owners and no sign in. Ms. Moody stated she is behind the project.

If anything else is required please let me know.

Sincerely,

Shirley M. Brinkman

Shirley M. Brinkman
567-2146

NOTICE

Date: May 18, 2007
From: Verde Lakes Property Owner's Association

The Verde Lakes Water Company proposes to build a new office building facing Verde Lakes Drive on a portion of Verde Lakes Property Owner's Association property. This will make it more accessible to anyone with business with the Water Company. The Verde Lakes Property Owner's Association has filed for a Use Permit with the Town of Camp Verde to allow this project to go forward.

There will be a public meeting held at the Verde Lakes Property Owner's Association Clubhouse, 2867 Verde Lakes Dr., at 6:30 PM on Friday, May 26, 2007. Representatives from the Verde Lakes Water Company and Verde Lakes Property Owner's Association will be present to answer any questions you might have, and listen to suggestions.

NOTICE
PUBLIC
MEETING
VERDE LAKES
PROPERTY OWNER'S
ASSOCIATION
CLUBHOUSE
FRIDAY, MAY 25, 2007
6:30 PM
RE: APPLICATION FOR
USE PERMIT
at
CLUB HOUSE

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Work **Meeting Date:7-25-07**
Consent:☐ **Executive Session/Confidential:**☐ Type(s) of Presentation: Visual

AGENDA TITLE: (Be Exact):Public Hearing, Discussion and possible Approval of Resolution 2007-732, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving Use Permit 2007-04, allowing the continued use of an off premise sign advertising Trails End RV Park dsiplayed on Parcel 403-22-026S, owned by Henry Shill. The property is located along SR 260. Off Premise Sign Use Permits expire in three years.

PURPOSE AND BACKGROUND INFORMATION: This application was submitted by David Mann, owner of Trails End RV Park and is requesting the renewal of the expired permit that allows for the sign to be displayed on Henry Shill's parcel 403-22-026S. The owner has received a permission letter from Henry Shill and also has a current permit from ADOT allowing for signage along a SR 260.

A neighborhood meeting was held on June 15, 2007 as required by Section 113 of the Planning and Zoning Ordinance and 10 letters were sent out to neighbors within 300'. No comments have been received by staff.

STAFF RECOMMENDATION(S): Approve

LIST ALL ATTACHMENTS: Application, staff report, resolution, site plan, neighborhood mtg verification and agency comments.

Type of Document Needing Approval (Check all that apply):

☐ Acceptance/Approval	☐ Agreement/Contract	☐ Emergency Clause
☐ Final Plat	☐ Grant Submission	☐ Intergovernmental Agreement
☐ Liquor/Bingo Application	☐ Ordinance	☐ Preliminary Plat
☒ Public Hearing	☒ Resolution	☐ Special Consideration
☒ Special/Temp Use Permit	☐ Other:	☐ Presentation/Report Only

Finance Director Review
Budgeted/Amount N/A $
Comments:

Fund: Line Item/:

Submitting Department:P&Z **Contact Person:Nancy Buckel**

Town Manager/Designee:_____

RESOLUTION 2007-732

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2007-04 TO ALLOW THE CONTINUED USE OF AN OFF PREMISE SIGN ADVERTISING TRAILS END RV PARK DISPLAYED ON PARCEL 403-22-026S OWNED BY HENRY SHILL. THE PROPERTY IS LOCATED ALONG SR 260. OFF PREMISE SIGN USE PERMITS EXPIRE IN THREE YEARS.

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

I. The Common Council hereby finds as follows:

A. A request for approval of Use Permit 2007-04 was filed by David Mann, owner of Trails End RV Park, to allow the continued display of an off premise sign, which has a current ADOT permit, advertising Trails End RV Park with written permission from Henry Shill, owner of parcel 403-22-026S.

B. The request was reviewed by the Planning and Zoning Commission on July 12, 2007 and by the Common Council on July 25, 2007 in public hearings that were advertised and posted according to state law.

C. A neighborhood meeting was held June 15, 2007 by the applicant as required by ARS and Town of Camp Verde Ordinance Section 113.

D. The purpose of the Use Permit is to allow the continued display of an advertising sign for Trails End RV Park.

E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2007-04 for the purpose of allowing the continued display of an advertising sign for Trails End RV Park.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 25, 2007.

_____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

Rcvd _____
By _____
Paid _____

CASE NO. 2007-15
PROJECT NO. UP 2007-04

TOWN OF CAMP VERDE

COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

04-06-07P12:04 RCVD

USE PERMIT APPLICATION

APPLICATION DATE _____ TAKEN BY _____
ASSESOR'S PARCEL NO. 403-22-035G CLASSIFICATION OF UP _____
PRESENT ZONING C2-CU FEES $330
SUBDIVISION _____ HEARING DATE _____
ADDRESS OF PROPERTY undeveloped property on HWY 260 approx 1/8 mile east of I 17

REQUEST: Request for renewal of use permit 99-08 to allow for operation of off premise sign, advertizing Trails End RV Park. Sign is property of County Line LLC dba Trails End RV Park County Line LLC is owned by David & Suzanne Mann property where sign is located is owned by Henry Shill

OWNER Henry Shill PHONE 928-567-4861 FAX _____
ADDRESS PO Box 5266 CITY Lake Montezuma STATE AZ ZIP 86342
CONTACT PERSON _____

If the applicant is not the property owner, the owner shall complete and sign the following statement. I herby authorize David Mann (Name of Agent) to act as my agent in the application.

Henry Shill (Signature of Owner) 4/4/07 (Date)

****

AGENT David Mann PHONE (717) 575-2114 FAX (717) 431-7243
ADDRESS 1159 Drager Rd CITY Columbia STATE PA ZIP 17512
CONTACT PERSON David Mann

agent for David Mann
Young Ho Kim
567 Quaterhorse Ln
Camp Verde AZ
300-5468 86322

****

I herby file the above request and declare that all information submitted is true and correct to the ... I further acknowledge that any omission of information or any error in my application may be cause ...

David Mann
Signature of Applicant

DIRECTIONS TO PROPERTY

Assessor's Parcel Number 403-22-026S

Applicants Name David Mann

Property Address Undeveloped property along Hwy 260, Camp Verde
(see plot plan sketch)

Directions To Property

From downtown Camp Verde (Main St.), follow Finnie Flat Rd to intersection with Hwy 260 Turn right - signage is approximatly 1/4 mile on left, before Burger King

2/28/2007

April 4, 2007

To: Town of Camp Verde
473 S. Main St.
Camp Verde, AZ. 86322

Re: Use Permit 99-08, parcel 403-22-026S
Sign for TRAILS END RV PARK

To Whom It May Concern:

I, Henry Shill, am the owner of land parcel 404-22-026S.
The property is located along Hwy 260 in Camp Verde approximately 1/8 mile east of Interstate 17. Located on this property is a sign advertising Trails End RV Park.
I hereby grant David Mann, permission to continue having this sign posted on my property, however it is understood that this right can be withdrawn by me at a future date. If I should decide to sell subject property, it will be at the decresion of new owner to approve renewal.
Sincerely,

Henry Shill

Henry Shill
PO Box 5266
Lake Montezuma, AZ 86342

928-567-4861

April 4, 2007

To: Town of Camp Verde
473 Main St.
Camp Verde, AZ. 86322

Re: Agent for David Mann in regard to Use Permit 99-08

To Whom It May Concern:

As owner of Trails End RV Park, I hereby authorize Young Ho Kim to act as my agent and to make decisions on my behalf with regard to my application for Use Permit 99-08, issued by the Town of Camp Verde.

David Mann

David Mann
Trails End RV Park
983 Finnie Flat Rd.
Camp Verde, AZ. 86322

Cell phone 717-575-2114

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

PERMISSION TO ENTER PROPERTY

Hearing Application Number_____ PARCEL NO: 403-22-026S

DATE: 4/4/07 LEGAL DESCRIPTION:_____

NAME: Henry Shill

ADDRESS: PO Box 5266 Lake Montezuma, AZ 86342

I the undersigned, herby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the adopted building codes and Planning and Zoning Ordinances of the Town of Camp Verde. Such investigation may be made to determine whether or not any portion of such property, building, grading or other structure is being placed, erected, maintained, constructed or used in violation of the Codes or Ordinances of the Town of Camp Verde or any other agencies that they have agreements with that pertain to the building, grading or placement of structures. Such entry shall be within 90 days of the date of my signature or within the active limitations of any permits issued to me by the Town of Camp Verde for building, grading, erecting, maintaining or constructing. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

David Mann 4/6/07

Applicant's Signature Date

Agent for: Henry Shill

State of Arizona
Town of Camp Verde

On this 6 Day of April, 2007 before me, the undersigned Notary Public, personally appeared David Mann
_____ Who executed the forgoing instrument for the purpose theirin contain.

In witness whereof, I hereby set my hand and official seal.

DEBORAH A. BARBER
Notary Public - Arizonia
Yavapai County
My Comm. Expires Sep 11, 2009

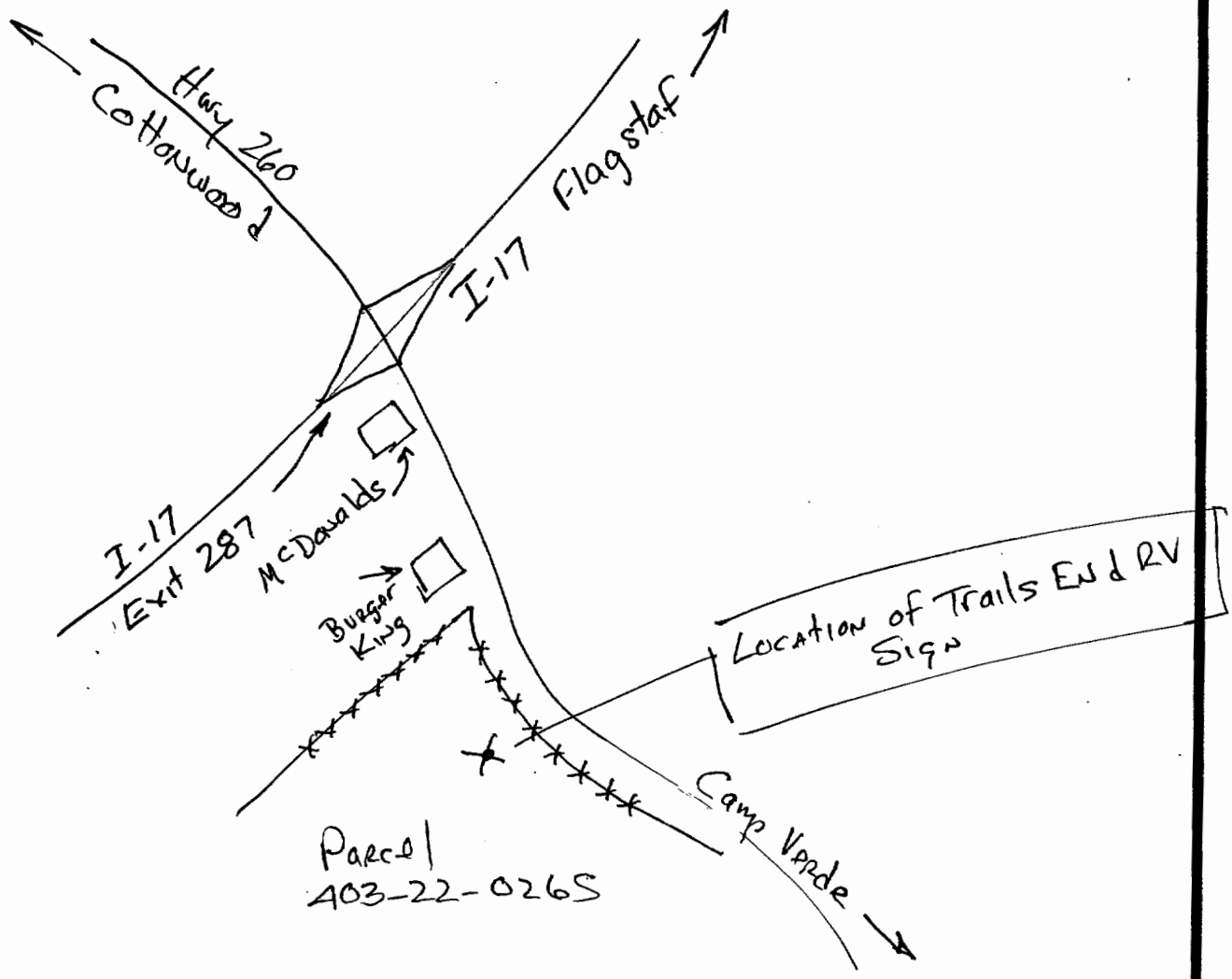
Deborah A. Barber
Notary

Sept 11, 2009
Date of Commission Expires

Revised 2/27/2007

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.



PERMIT #	ASSESSOR'S PARCEL #	ADDRESS
99-08	403-22-026S	Undeveloped property Along Hwy 260

I/we certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads, correct setback distances, legal access and easements, cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.

INDICATE NORTH

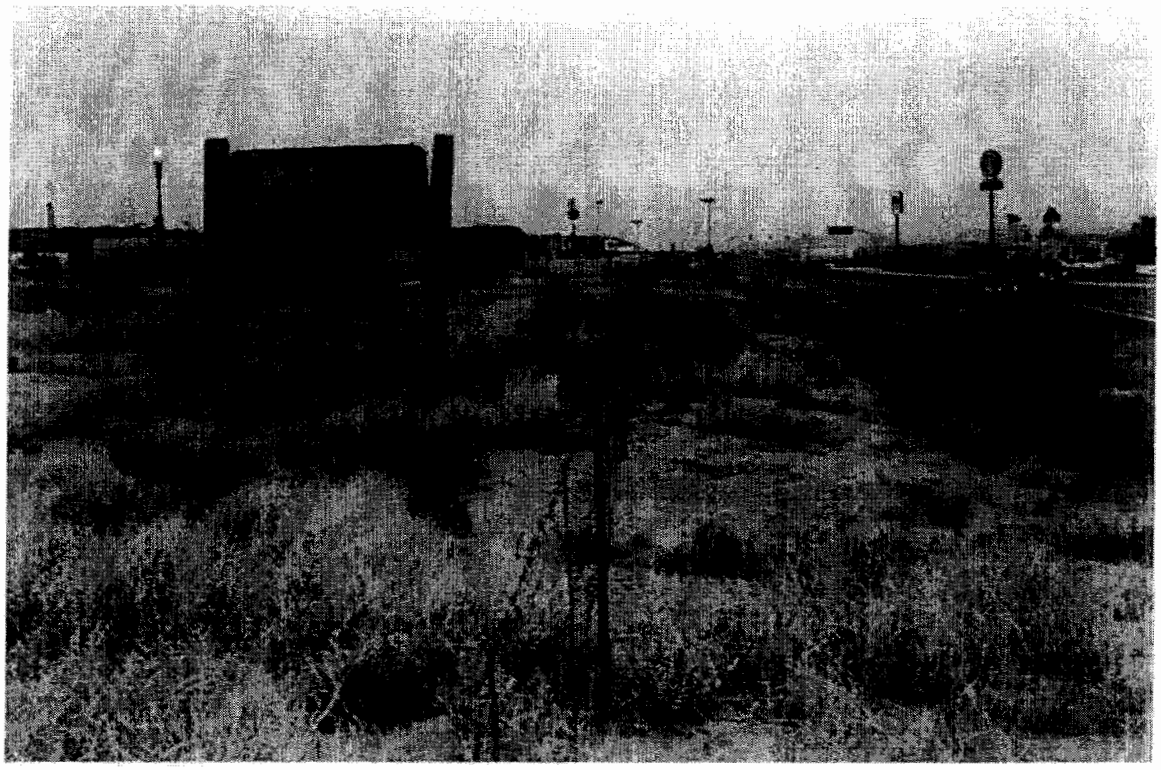
Scale:_____

Approved By:_____

Date:_____

Signature of Owner or Authorized Representative

4/4/07
Date



TRAILS END
RV PARK
SECOND LEFT

I. USE-PERMITS:

1. **Purpose:** Use Permits **(UP)** are provided for instances where a use or uses normally prohibited by a use district should be allowed due to the unique characteristics of the property and of the surrounding areas, but a rezoning to a less restrictive use district is not appropriate. The UP is combined with some other zoning district.

2. **Uses Permitted:** All uses allowed in the use district with which the UP is combined. Any use permitted under the specific terms of the UP.

3. **Special Provisions:**
   a. Use Permits are applied for in the same manner as zoning district changes.

   b. Use Permits will be issued for a maximum period of 10 years and may be extended, and modified, by the Town Council for additional periods.

   c. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper to secure the objectives of this Ordinance. Use Permits may be for a fixed time period, and a use permit does not grant a vested right beyond the term of the permit. Where an application involves a definite development scheme the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested.

   d. The Permittee must obtain building permits within six months from the date the use permit was issued. Failure to obtain a building permit or begin the use shall void the permit unless a delay to start the construction has been granted or an extension has been applied for with the Community Development Director prior to the expiration of the six-month period. Additional extensions must go to Council.

   e. Violation of the terms of the Use Permit or this Ordinance voids the Use Permit.

   f. If the use or uses for which a Use Permit has been granted are discontinued for a continuous period of six months, the Use Permit is voided.

   g. Decisions by the Community Development Director which result in the voiding of the Use Permit may be appealed to the Town Council, subject to an application for appeal being on file in the Community Development Department within thirty (30) days of notification of the Use Permit being voided.

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

June 21, 2007

Town of Camp Verde
473 S. Main St.
Camp Verde, AZ. 86322

Re: Use Permit Application for TRAILS END RV PARK

Attn: Janna Paulsen; Admin. Assistant

Dear Janna,

I writing your this letter to report to you the results of the "Neighborhood meeting" that was held at our business address:

Trails End Rv Park
983 Finnie Flat Rd.
Camp Verde, AZ

A letter was sent to all neighboring property owners inviting them to attend a meeting to voice any concerns regarding the sign that we have located near the intersection of Rt260 and Interstate 17. None of the property owners attended the meeting and I have not heard from them by any other method of communication.

I hope that this letter is sufficient evidence of the meeting that was schedule for June 15, 2007.

If you need any additional information from me prior to the Planning and Zoning Commission meeting scheduled for July 12, 2007, please let me know.

Sincerely,

David R. Mann

David R. Mann
1159 Drager Rd
Columbia, PA. 17512

April 18, 2007

Subject: "Neighborhood Meeting"

Use Permit Application for:
Trails End RV Park
983 Finnie Flat Rd
Camp Verde, AZ. 86322

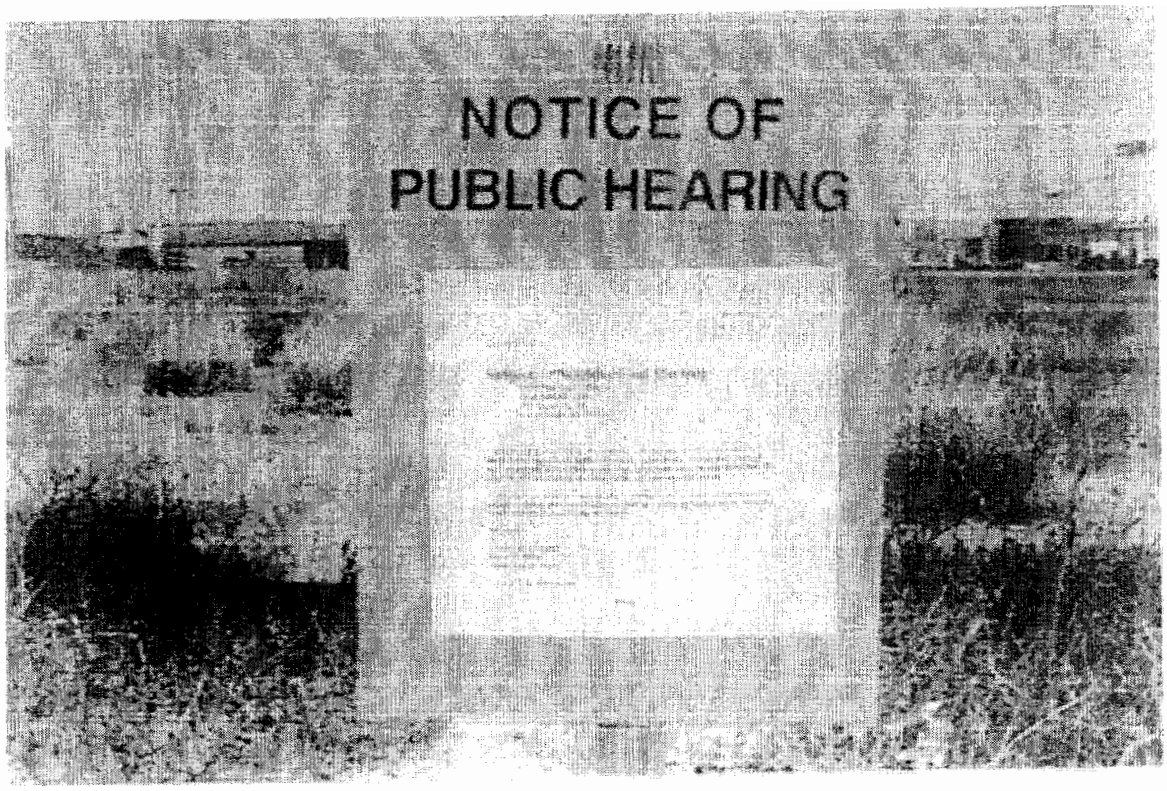
This notice will serve notice of a neighborhood meeting to voice any concerns or issues with respect to the application for the renewal of a "Use permit". Anyone with interest my attend this meeting. The sign in question is located along Hwy 260, near the I17 interchange in Camp Verde, AZ. (see attached photo)

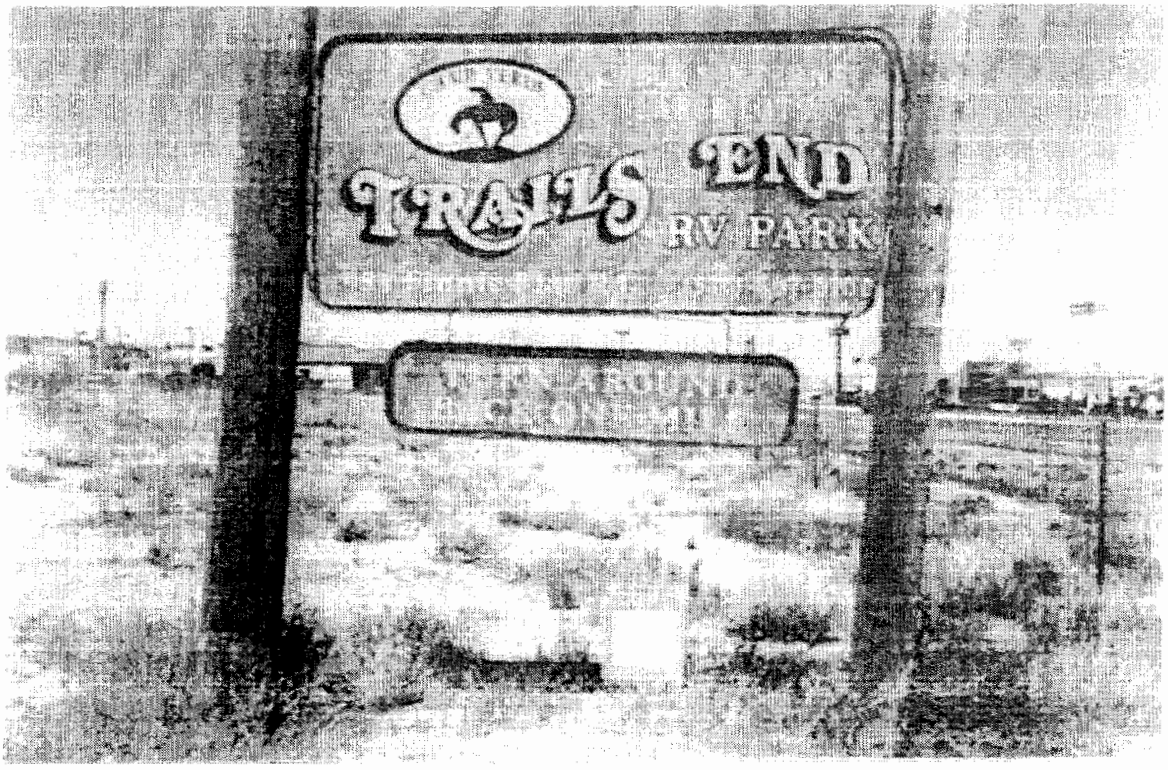
If there are any issues or concerns that you might want to share, you are invited to attend a meeting to be held on June 15, 2007 at 1:00PM at Trails End RV Park, 983 Finnie Flat Rd., Camp Verde, AZ. 86322

Sincerely,

David R. Mann
Trails End RV Park

(717) 575-2114 cell phone


NOTICE OF
PUBLIC HEARING


TRAILS END
RV PARK

April 18, 2007

To: Camp Verde Hotel Partners
340 N Goswick Way
Camp Verde, AZ. 86322

Subject: "Neighborhood Meeting"
Use Permit Application for:
Trails End RV Park
983 Finnie Flat Rd
Camp Verde, AZ. 86322

Dear Property Owner of parcel # 403-22-026Z

The purpose of this letter is to provide you with legal notice of a Neighborhood meeting. The meeting will provide a forum for neighboring property owners to voice any concerns or issues with respect to the application for the renewal of a "Use permit". The sign in question is located along Hwy 260, near the I17 interchange in Camp Verde, AZ. (see attached photo)

If there are any issues or concerns that you might want to share, you are invited to attend a meeting to be held on June 15, 2007 at 1:00PM at Trails End RV Park, 983 Finnie Flat Rd., Camp Verde, AZ. 86322

Sincerely,

D. Mann

David R. Mann
Trails End RV Park

(717) 575-2114 cell phone

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM

DATE: **April 10, 2006**

TO:

- ☐ **Public Works Department**
- ☒ **Town Engineer**
- ☐ **Park and Recreation Department**
- ☐ **Community Development Director**
- ☐ **Building Inspector**
- ☐ **Fire Department**
- ☐ **Verde Valley Fire Department**
- ☐ **Yavapai County Planning**
- ☐ **Yavapai County Flood Control**
- ☐ **Yavapai County Development Services - Environmental Services Dept.**
- ☐ **Yavapai County Environmental Unit**
- ☐ **ADOT**
- ☐ **Camp Verde Water District**
- ☐ **Camp Verde Sanitary District**
- ☐ **Verde Lakes Water District**
- ☐ **Marshal's Department**
- ☐ **School District**
- ☐ **U.S Forest Service**
- ☐ **City of Cottonwood Planning**
- ☐ **Trails Committee**
- ☐ **Other**_____

Project Review: Contact Agent, Owner & Engineer

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

UP 2007-04: An application submitted by David Mann, requesting renewal of use permit for off premise sign owned by County Line LLC, dba Trails End RV Park, David & Suzanne Mann owners. Henry Shill is owner of parcel 403-22-035G, property is located on SR 260, 1/8th mile west of I-17.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at **www.cvaz.org**. Please write your comments below and return your comments to my attention by **May 18, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: None

Printed Name Ron Long Signature Ron Long
Phone 567-0534 X129

Jenna Paulsen

From: "John Fought" <JFought@azdot.gov>
To: <jpaulsen@cvaz.org>
Sent: Wednesday, April 11, 2007 4:48 PM
Subject: UP 2007-04

No comment concerning the off premise sign SR 260 parcel 403-22-035G. They have a current permit with ADOT.

John Fought
Prescott District Traffic Analyst
1109 Commerce Drive
Prescott, AZ 86305

04-12-07A08:54 RCVD

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

TOWN OF CAMP VERDE
Council Agenda Action Form
Meeting Type: Regular **Meeting Date: 7-25-07**
Type(s) of Presentation: Verbal Only

AGENDA TITLE: Public Hearing, Discussion and possible Approval of Resolution 2007-733 approving Use Permit 2007-05 amending Use Permit 2001-01 for parcels 403-17-001A, -001G and -003 to allow the addition of 30 more ranchers and more residential structures, and the granting a time extension on removing the manufactured home structure housing the health clinic as required by Resolution 2002-541 for Rainbow Acres, a ranch style community for adults with developmental disabilities located at 2120 Reservation Loop Road.

PURPOSE AND BACKGROUND INFORMATION: This request is the second amendment to the plan originally submitted and approved in 2001 that had a master plan concept for the complete site. In 2002, an amendment to this plan was approved for a Health Clinic to be added to the site, replacing the Thrift Store and allowing the use of a 1986 manufactured home structure for the Health Clinic for not more than five years. The five year period will be up in December of 2007. They do have plans to move the clinic into the existing multi-purpose building when the new Community Center is completed. They hope to start construction in early 2008 if all approvals are received.

The master plan continues to progress and changes have been needed to accommodate more residents. The applicant is in the process of having the buildings approved by Design Review and would request that the additional residential buildings be added to the site. They are requesting an additional 3 resident housing units to be added to the site plan. These structures will be built on parcel 403-17-003 and provide assisted living apartments.

During the many years of operation, staff has never received complaints from neighbors on this activity. A neighborhood meeting was held on 5-24-07 on site with three people present. No one present had any issues after hearing the presentation. Documentation of the meeting is included in packet. This meeting was noticed and posted on site. The following agencies have responded and their comments are included in the packet: Yavapai County Flood Control, Environmental Services, Camp Verde Marshals and Public Works. Ten letters were sent out to property owners within 300' and as of the writing of this report, no neighbors have commented.

STAFF RECOMMENDATION(S): approval

LIST ALL ATTACHMENTS: Application, Resolution, Staff report, site plan, agency comments and neighborhood meeting documentation.

Type of Document Needing Approval (Check all that apply):

- ☐ Acceptance/Approval
- ☐ Intergovernmental Agreement
- X☐ Public Hearing
- X☐ Special/Temp Use Permit
- ☐ Agreement/Contract
- ☐ Ordinance
- X☐ Resolution
- ☐ Preliminary Plat
- ☐ Special Consideration
- ☐ Presentation/Report Only

Submitting Department: P&Z **Contact Person: Nancy Buckel**

RESOLUTION 2007-733

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2007-05 AMENDING USE PERMIT 2001- 01, FOR PARCELS 403-17-001A, -001G AND -003 TO ALLOW THE ADDITION OF 30 MORE RANCHERS, THE CONSTRUCTION OF THREE ADDITIONAL RESIDENTIAL STRUCTURES AND GRANTING A TIME EXTENTION ON REMOVING THE MANUFACTURED HOME STRUCTURE HOUSING THE HEALTH CLINIC AS REQUIRED IN AN AMENDMENT APPROVED BY RESOLUTION 2002-541 FOR RAINBOW ACRES, A RANCH STYLE COMMUNITY FOR ADULTS WITH DEVELOPMENTAL DISABILITIES LOCATED AT 2120 W. RESERVATION LOOP ROAD.

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

I. The Common Council hereby finds as follows:

A. A request for approval of Use Permit 2007-05 was filed by Steve Ricci, agent, for Rainbow Acres Inc., owners of parcels 403-17-001A, -001G AND -003 located at 2120 W. Reservation Loop Road.

B. The request was reviewed by the Planning and Zoning Commission on July 12, 2007 and by the Common Council on July 25, 2007 in public hearings that were advertised and posted according to state law.

C. A neighborhood meeting was held May 24, 2007 by the applicant as required by ARS and Town of Camp Verde Ordinance Section 113.

D. The purpose of the Use Permit is to amend the site plan approved by Resolution PZ 2001-05 to allow for 3 more residential structures and for 30 additional ranch residents. Also to allow for a time extension for the removal of the manufactured home structure housing the health clinic as required by Resolution 2002-541.

E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2007-05 for the purpose of to amend the site plan approved by Resolution PZ 2001-05 to allow for 3 more residential structures and for 30 additional ranch residents. Also

to allow for a time extension for the removal of the manufactured home structure housing the health clinic as required by Resolution 2002-541.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 25, 2007.

_____ Date: _____
Tony Gioia, Mayor

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

RESOLUTION 2002-541

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA AMENDING RESOLUTION PZ 2001-05, CONCERNING A USE PERMIT ISSUED ON PARCELS 403-17-001A, -001G, AND –003 FOR 2120 W. RESERVATION LOOP ROAD.

WHEREAS, the Town Council has determined the use permitted is compatible with the surrounding residential uses; and

WHEREAS, the Town Council issued Use Permit PZ 2001-05 with certain conditions; and

WHEREAS, the Council wishes, at the request of the permitee, to amend these conditions; and

The Common Council of the Town of Camp Verde hereby resolves to approve Use Permit 2002-542 for the purpose of locating their health clinic in a 1986 manufactured home, for no more than five years, in front of the former thrift shop and adding a permanent park model within the existing modular residential area.

Listed below are the changes to Resolution PZ 2001-05:

1. I.C.2. ~~Thrift Store~~ Health Clinic.
2. II.A. Removal of all order manufactured homes as the site-built homes are constructed except for the 1986 Hyde Park manufactured home which is to be used for, not more than five years, the health clinic.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON DECEMBER 18, 2002.

Brenda Hauser

Mayor

DATE: 2-19-03

APPROVED AS TO FORM:

Attest: Deborah Barber

Town Clerk

Julie Kriegh

Town Attorney

RESOLUTION PZ 2001-05

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2001-01, FOR THE OPERATION OF RAINBOW ACRES, A RANCH STYLE COMMUNITY FOR ADULTS WITH DEVELOPMENTAL DISABILITIES, ON TAX PARCELS 403-17-001A, -001G, AND 003 LOCATED AT 2120 W. RESERVATION LOOP ROAD FOR A PERIOD OF 15 YEARS.

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

I. The Common Council hereby finds as follows:

A. A request for a Use Permit (2001-01) was filed by Steve Ricci, agent for Rainbow Acres for tax parcels 403-17-001A, -001G, and -003 for the purpose of operating a ranch style community for 140 adults with developmental disabilities on 27.68 acres.

B. The request was reviewed by the Planning Commission on March 1, 2001 and by the Common Council on March 28, 2001 in public hearings that were advertised and posted according to state law.

B. The purpose of the Use Permit is to allow for the operation of a ranch style community for 140 adults with developmental disabilities with the following uses:

1. An 8-space RV Park.
2. A Thrift Store

C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

D. The Common Council of the Town of Camp Verde hereby approves Use Permit 2001-01 for the purpose of the operation of Rainbow Acres on tax parcels 403-17-001A, -001G, and -003.

II. PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 28, 2001 WITH THE FOLLOWING STIPULATIONS:

A. Removal of all older manufactured homes as the site built homes are constructed.

B. Screening in the form of landscaping along Reservation Loop Rd.

C. Limit the RV parking to 30-day stay.

D. All lighting will meet the Town's Lighting standards.

E. Applicant has 90 days to remove the fuel tanker from the property.

F. All outside storage must comply with Section 108H

G. The Town must be notified of any changes, additions or deletions of uses or buildings on site.

H. This Use Permit is not transferable.

I. Rainbow Acres will provide full disclosure of septic status to the property owners who have concerns on the parcels off of Old Scout Trail.

Barbara Miller
Barbara Miller
Mayor

Attest: Deborah Barber
Deborah Barber
Town Clerk

APPROVED AS TO FORM:

Ronald Ramsey, Town Attorney

Nancy Buckel
Planning and Zoning Division

e Recv'd _____

ecv'd By _____

Fees Paid _____

CASE NO. 07-24

PROJECT NO. UP 07-05

TOWN OF CAMP VERDE

COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

USE PERMIT APPLICATION

05-04-07A10:50 RCVD

APPLICATION DATE 5-3-07 TAKEN BY _____

ASSESOR'S PARCEL NO. 403-17-001G/003/001A CLASSIFICATION OF UP _____

PRESENT ZONING RCU-2A FEES _____

SUBDIVISION _____ HEARING DATE _____

ADDRESS OF PROPERTY 2120 RESERVATION LOOP RD, CAMP VERDE, AZ

REQUEST:
INCRAASR RESIDENTS POPULATION BY 30 FOR A TOTAL OF 170. UPDATE SITE PLAN TO INCLUDE THREE NEW RESIDENTAL STRUCTURES HOUSING UP TO 12 RESIDENTS. EXTENSION ON RELOCATION OF CLINIC

OWNER RAINBOW ACRES INC PHONE 928-567-5231 FAX 928-567-9059

ADDRESS P.O. BOX 1326 CITY CAMP VERDE STATE AZ ZIP 86322

CONTACT PERSON STEVEN RICCI

If the applicant is not the property owner, the owner shall complete and sign the following statement. I herby authorize STEVEN RICCI to act as my agent in the application.
Name of Agent

President
Signature of Owner 5-3-07
Date

****

AGENT STEVEN RICCI PHONE 928-300-7888 FAX 928-567-9059

ADDRESS P.O. BOX 1326 CITY CAMP VERDE STATE AZ ZIP 86322

CONTACT PERSON _____

****

I herby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

Signature of Applicant 5-3-07
Date

Rainbow Acres

P.O. Box 1326 • Camp Verde, AZ 86322-1326
Ph: 928-567-5231 • Fax: 928-567-9059
www.rainbowacres.com • info@rainbowacres.com

May 3, 2007

05-04-07A10:51 RCVD

Nancy R. Buckel, Senior Planner
Town of Camp Verde
P. O. Box 710
Camp Verde, AZ 86322

Dear Nancy,

Rainbow Acres is requesting a revision of our Use Permit to increase our residents by 30 bringing our total capacity to 170.

Rainbow Acres would also like to update our site plan to include three new residential structures housing up to twelve residents.

Rainbow Acres would like to request an extension [reference Resolution PZ 2002-541], which stated that we were to move the Clinic from its present location in a manufactured home by December 2007. Our plans are to move the Clinic into our existing multi-purpose building. This requires the completion of our New Community Center so we can move the kitchen facilities. We then plan on remodeling the existing multi-purpose building and moving the Clinic into it. We are currently in the design phase on the Community Center; we hope to begin construction in 2008.

If you have any further questions, please contact me at 567-5231.

Respectfully,

Steven Ricci
Director Buildings & Grounds

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

PERMISSION TO ENTER PROPERTY

Hearing Application Number_____ PARCEL NO: 403-17-001G/003/001-A

DATE: 5-4-07 LEGAL DESCRIPTION: M & B

NAME: Rainbow Acres by Steven Ricci

ADDRESS: 2120 Reservation Loop Rd.

I the undersigned, herby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the adopted building codes and Planning and Zoning Ordinances of the Town of Camp Verde. Such investigation may be made to determine whether or not any portion of such property, building, grading or other structure is being placed, erected, maintained, constructed or used in violation of the Codes or Ordinances of the Town of Camp Verde or any other agencies that they have agreements with that pertain to the building, grading or placement of structures. Such entry shall be within 90 days of the date of my signature or within the active limitations of any permits issued to me by the Town of Camp Verde for building, grading, erecting, maintaining or constructing. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

Applicant's Signature _____ Date 5-4-07

Agent for: RAINBOW ACRES
State of Arizona
Town of Camp Verde

On this 4 Day of May, 2007 before me, the undersigned Notary Public, personally appeared Steven Ricci
_____ Who executed the forgoing instrument for the purpose theirin contain.

In witness whereof, I hereby set my hand and official seal.

DEBORAH A. BARBER
Notary Public - Arizona
Yavapai County
My Comm. Expires Sep 11, 2009

Deborah A. Barber
Notary

Sept 11, 2009
Date of Commission Expires

Revised 2/27/2007

Town of Camp Verde
Attn: Community Development
473 S. Main St., Suite 102
Camp Verde, AZ 86322
Phone: (928) 567-8513
Fax: (928) 567-7401

http:/www.cvaz.org

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 403-17-0016/003/001A Date: 5-3-07

Owner: RAINBOW ACRES

Address: 2120 RESERVATION LOOP RD, CAMP VERDE, AZ. 86322

Phone: ( ) 928-567-5231

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates STEVEN RICCI, whose address is: P.O. BOX 1326 CAMP VERDE AZ, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to DEC, 2012, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Gary L. Wagner
President & CEO, Owners (s)

State of ARIZONA

County of YAVAPAI, *ss.*

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 3 *day of* MAY, 2007, *by* GARY WAGNER, *who is/are personally known by me or have produced identification.*

, *Notary Public*

My Commission Expires:

Notary Public State of Arizona
Yavapai County
Shawn Patten
My Commission Expires
10/26/2009

DIRECTIONS TO PROPERTY

Assessor's Parcel Number 403-17-0016/003/001A

Applicants Name RAINBOW ACRES

Property Address 2120 RESERVATION LOOP RD

Directions To Property MIDDLE VERDE RD ~~RT~~ WEST TO VERDE RIVER DRIVE, RT ON RESERVATION LOOP 3/4 MILE - RAINBOW ACRES ON RT.

2/28/2007

Exhibit A

PARCEL 1:

ALL OF THE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, MARKED BY A BLM BRASS CAP, RESURVEY OF 1959, WHICH IS THE TRUE POINT OF BEGINNING;
THENCE NORTH 02°03' EAST, A DISTANCE OF 522.30 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11;
THENCE NORTH 86°08' WEST, A DISTANCE OF 418.00 FEET;
THENCE SOUTH 02°03' WEST, A DISTANCE OF 522.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11;
THENCE SOUTH 86°08' EAST, A DISTANCE OF 418.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

ALL OF THE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 02° 03' EAST, A DISTANCE OF 522.30 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AND ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 02°03' EAST, A DISTANCE OF 522.30 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 86°08' WEST, A DISTANCE OF 418.00 FEET;
THENCE SOUTH 02°03' WEST, A DISTANCE OF 522.30 FEET;
THENCE SOUTH 86°08' EAST, A DISTANCE OF 418.00 FEET TO THE POINT OF BEGINNING.

403-17-003
403-17-0017

Exhibit A9

EASEMENTS

Northwesterly 34 feet of the following described parcel;

Following is a description of the centerline of a 68 foot wide public roadway, drainage and utility easement with the sidelines either lengthened or shortened as necessary to intersect the North and South lines of the parcel of land described in Book 2138, Page 12, records of the Yavapai County Recorder (Note: all future references to recorded instruments are in the records of the Yavapai County Recorder). The 68 foot wide public roadway, drainage and utility easement is located in the Southwest 1/4 of Section 12, Township 14 North, Range 4 East and the Southeast 1/4 of Section 11, Township 14 North, Range 4 East, Gila and Salt River Meridian, Yavapai County, Arizona. The centerline of the easement is more particularly described by metes and bounds as follows:

FROM the 1/4 corner to Sections 11 and 12;

THENCE South 89°32'27" East, along the North line of the Southwest 1/4 of Section 12, and along the North line of the parcel of land described in Book 3559, Page 600, 269.03 feet to the Northeast corner of the parcel of land described in Book 3559, Page 600, to a point on a non-tangent curve, from which the Center 1/4 of Section 12 bears South 89°32'27" East, 2327.93 feet;

THENCE Southwesterly along the Easterly line of the parcel of land described Book 3559, Page 600, along a curve to the left having a radius of 458.37 feet and a central angle of 25°58'39", an arc distance of 207.82 feet (chord bearing South 31°01'04" West, chord length 206.05 feet);

THENCE South 18°01'45" West along the Easterly line of the parcel of land described in Book 3559, Page 600, 134.93 feet to the Northeasterly corner of the parcel of land described in Book 2138, Page 12, the **TRUE POINT BEGINNING** of this description;

THENCE South 18°01'45" West along the Easterly line of the parcel of land described in Book 2138, Page 12, 61.04 feet;

THENCE Southerly and Southwesterly along the Easterly line of the parcel of land described in Book 2138, Page 12, along a curve to the right having a radius of 318.35 feet and a central angle of 35°01'42", an arc distance of 194.63 feet (chord bearing South 35°32'36" West, chord length 191.61 feet);

THENCE South 53°03'27" West along the Easterly line of the parcel of land described in Book 2138, Page 12, 23.32 feet;

THENCE Southwesterly and Westerly along the easterly line of the parcel of land described in Book 2138, Page 12, along a curve to the right having a radius of 424.41 feet and a central angle of 36°21'49", an arc distance of 269.36 feet (chord bearing South 71°14'21" West, chord length 264.86 feet);

THENCE South 89°25'16" West along the Southerly line of the parcel of land described in Book 2138, Page 12, 67.88 feet to the Southwesterly corner of the parcel of land described in Book 2138, Page 12, the **POINT OF TERMINUS** of this description;

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18297
JOHN A. LUCKOW
Date Signed 12-21-99
ARIZONA, U.S.A.

Exhibit A4

The Northerly 34 feet of the following described parcel;

Following is a description of the centerline of a 68 foot wide public roadway, drainage and utility easement with the sideline either lengthened or shortened as necessary to intersect the East and West lines of the parcel of land described in Book 947, Page 316, records of the Yavapai County Recorder (Note: all future references to recorded instruments are in the records of the Yavapai County Recorder). The 68 foot wide public roadway, drainage and utility easement is located in the Southeast 1/4 of Section 11, Township 14 North, Range 4 East, Gila and Salt River Meridian, Yavapai County, Arizona. The easement centerline is more particularly described by metes and bounds as follows:

FROM the 1/4 corner to Sections 11 and 12 from which the Northeast corner of Section 11 bears North 2°02'55" East, 2672.28 feet;

THENCE North 86°07'58" West along the North line of the Southeast 1/4 of Section 11, and along the North line of the parcel of land described in Book 3559, Page 600, 304.12 feet to the Northwest corner of the parcel of land described in Book 3559, Page 600, and to the Northeast corner of the parcel of land described in Book 947, Page 316;

THENCE South 03°50'30" West along the East line of the parcel of land described in Book 947, Page 316, 642.84 feet to the Southeast corner of the parcel of land described in Book 947, Page 316, the **TRUE POINT OF BEGINNING** of this description:

THENCE South 89°25'16" West along the Southerly line of the parcel of land described in Book 947, Page 316, 63.61 feet;

THENCE Westerly and Northwesterly along the Southerly line of the parcel of land described in Book 947, Page 316, along a curve to the right, having a radius of 716.20 feet and a central angle of 33°09'05", an arc distance of 414.39 feet (chord bearing North 74°00'12" West, chord length 408.64 feet);

THENCE North 57°25'39" West along the Southerly line of the parcel of land described in Book 947, Page 316, 96.38 feet;

THENCE Northwesterly and Westerly along the Southerly line of the parcel of land described in Book 947, page 316, along a curve to the left having a radius of 409.26 feet and a central angle of 29°02'38", an arc distance of 207.46 feet (chord bearing North 71°56'58" West, chord length 205.24 feet)

THENCE North 86°28'17" West along the Southerly line of the parcel of land described in Book 947, Page 316, 6.60 feet to the Southwest corner of the parcel of land described in Book 947, Page 316, the **POINT OF TERMINUS** of this description;

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18297
JOHN A.
LUCKOW
Date Signed 2-24-97
ARIZONA, U.S.A.

Exhibit A3

The Westerly 34 feet of the following described parcel;

Following is a description of the centerline of a 68 foot wide public roadway, drainage and utility easement with the sidelines either lengthened or shortened as necessary to intersect the North and South lines of the parcel of land described in Book 3559, Page 600, records of the Yavapai County Recorder (Note: all future references to recorded instruments are in the records of the Yavapai County Recorder). The 68 foot wide public roadway, drainage and utility easement is located in the Southwest 1/4 of Section 12, Township 14 North, Range 4 East, Gila and Salt River Meridian, Yavapai County, Arizona. The centerline of the easement is more particularly described by metes and bounds as follows:

FROM the 1/4 corner to Section 11 and 12;

THENCE South 89°32'27" East, along the North line of the Southwest 1/4 of Section 12, and along the North line of the parcel of land described in Book 3559, Page 600, 269.03 feet to the Northeast corner of the parcel of land described in Book 3559, Page 600, to a non-tangent curve, the **TRUE POINT OF BEGINNING** of this description, from which the Center 1/4 of Section 12 bears South 89°32'27" East, 2327.93 feet:

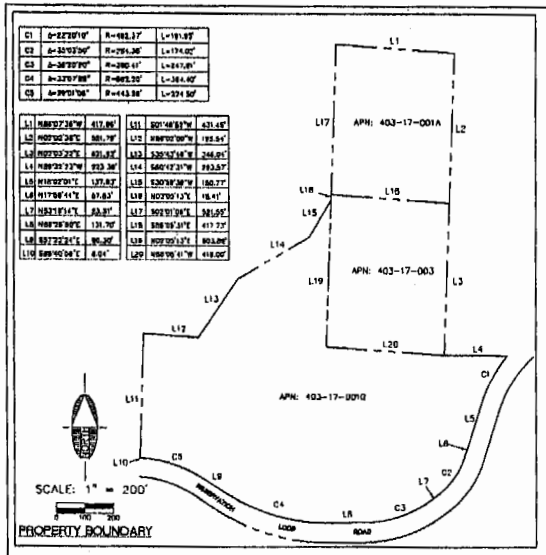
THENCE Southwesterly along the Easterly line of the parcel of land described in Book 3559, Page 600, along a curve to the left, having a radius of 458.37 feet and a central angle of 25°58'39", an arc distance of 207.82 feet (chord bearing South 31°01'04" West, chord length 206.05 feet);

THENCE South 18°01'45" West along the Easterly line of the parcel of land described in Book 3559, Page 600, 134.93 feet to the Southeasterly corner of the parcel of land described in Book 3559, Page 600, the **POINT OF TERMINUS** of this description;

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18297
JOHN A.
LUCKOW
Date Signed
ARIZONA, U.S.A.

C1	Δ=22°28'19"	R=492.27'	L=191.97'
C2	Δ=32°03'06"	R=294.36'	L=174.02'
C3	Δ=38°32'00"	R=280.41'	L=247.81'
C4	Δ=37°07'08"	R=492.33'	L=364.40'
C5	Δ=39°01'06"	R=443.38'	L=324.50'

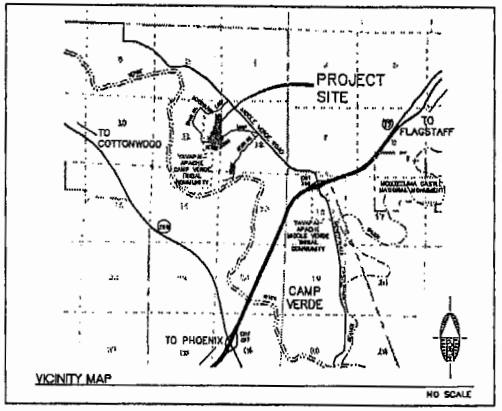
L1	N88°37'36"W	417.86'	L11	S01°48'51"W	631.49'
L2	N00°00'28"E	501.79'	L12	N88°00'00"W	193.54'
L3	N00°00'22"E	631.93'	L13	S30°42'48"W	246.01'
L4	N89°59'22"W	913.38'	L14	S60°42'21"W	993.57'
L5	N16°02'01"E	137.87'	L15	S30°38'39"W	180.77'
L6	N17°08'41"E	87.83'	L16	N00°00'13"E	18.41'
L7	N52°18'14"E	83.21'	L17	S00°01'06"E	501.95'
L8	N88°28'00"E	131.70'	L18	S88°59'31"E	417.73'
L9	S37°22'21"E	96.20'	L19	N00°00'13"E	903.88'
L10	S89°40'06"E	8.01'	L20	N88°59'41"W	418.00'



PROPERTY BOUNDARY

LEGEND

- BUILDING, FUTURE
- BUILDING, EXISTING
- BUILDING, REMOVE
- PARCEL BOUNDARIES
- ROAD RIGHT-OF-WAY
- FENCELINE
- WALL



NOTES

1. Physical address: West Reservation Loop Road, Camp Verde, AZ
   APN: 403-17-001C
   Zoning: RCU-2A

   Additional parcels:
   9120 West Reservation Loop Road, Camp Verde, AZ — APN: 403-17-001Q — Zoning: RCU-2A
   2002 West Reservation Loop Road, Camp Verde, AZ — APN: 403-14-001A — Zoning: RCU-2A
2. Topo (from aerial photo) provided by Heritage Land Survey Dated June 2001.
3. This plan is for reapplication for Conditional Use Permit.
4. Building areas were provided by others. Areas with "±" were calculated from aerial survey.
5. Paved parking is shown and counted. It may not be striped. unpaved parking is shown for alleys but not other facilities.

BUILDINGS

101	RESIDENT'S HOUSING – 3,845 S.F.
102	RESIDENT'S HOUSING – 3,845 S.F.
103	RESIDENT'S HOUSING – 3,845 S.F.
104	RESIDENT'S HOUSING – 3,845 S.F.
105	RESIDENT'S HOUSING – 4,830 S.F.
106	RESIDENT'S HOUSING – 3,845 S.F.
107	RESIDENT'S HOUSING – 4,830 S.F.
108	RESIDENT'S HOUSING – 3,845 S.F.
109	RESIDENT'S HOUSING – 3,845 S.F.
110	RESIDENT'S HOUSING – 3,200 S.F. (TO BE DEMOLISHED)
110F	RESIDENT'S HOUSING – 4,830 S.F. (FUTURE)
111	RESIDENT'S HOUSING – 4,830 S.F. (FUTURE)
112	RESIDENT'S HOUSING – 4,830 S.F. (FUTURE)
190	RESIDENT'S HOUSING – 2,900 S.F.
200	STAFF TRAILER – 990 S.F. ±
201	STAFF TRAILER – 1,290 S.F. ±
202	STAFF TRAILER – 930 S.F. ±
203	STAFF TRAILER – 420 S.F. ±
204	STAFF TRAILER – 960 S.F. ±
205	STAFF TRAILER – 900 S.F. ±
206	STAFF TRAILER – 930 S.F. ±
207	STAFF TRAILER – 750 S.F. ±
208	STAFF TRAILER – 1480 S.F. ±
301	ASSISTED LIVING APARTMENT – 8,800 S.F. (FUTURE)
302	ASSISTED LIVING APARTMENT – 8,800 S.F. (FUTURE)
303	ASSISTED LIVING APARTMENT – 8,800 S.F. (FUTURE)
401	GREENHOUSE – 2430 S.F. ±
402	GREENHOUSE – 2320 S.F. ±
403	GREENHOUSE – 2300 S.F. ±
501	OFFICE – 3890 S.F. ±
502	OFFICE – 890 S.F. ±
503	OFFICE – 700 S.F. ±
504	HEALTH CLINIC – 880 S.F. ±
505	FACILITY MAINTENANCE – 8320 S.F. ±
506	SHOP – 1340 S.F. ±
507	MULTI-USE BUILDING – 9,600 S.F.
508	LEARNING CENTER – 3,200 S.F.
509	COMMUNITY CENTER – 16,000 S.F. (FUTURE)
600	WATER SYSTEM

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	GRAPHICAL UPDATE, PARKING ADJUSTMENT	4/25/07	JRG

SWA
Shephard & Wesnitzer, Inc.
75 Kellel Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	06057
DATE:	JUN 06
SCALE:	AS SHOWN
DRAWN:	JRG
DESIGN:	DWM
CHECKED:	DWM

RAINBOW ACRES — CAMP VERDE, ARIZONA

GENERAL SITE PLAN

DRAWING NO. SP

SHT NO. 1 OF 1

old parcel
403-17-006A

New w/Easement &
403-17-006H

(Easement 0.616 Acres along Road.)

NEW 40-17-006G CURRENT
ok

D 10 Acres -

844

TRANSAMERICA TITLE INSURANCE CO.

was filed and recorded at the request of
975 at 10:00 o'clock a M. Book 947 Official Records
s of Yavapai County, Arizona.
nd year first above written.

Microfilmed

PATSY C. JENNEY, County Recorder
By Joan E. Bailey, Deputy

Witness my hand and official seal.

County Recorder

By Deputy Recorder

RECORDER YAVAPAI COUNTY ARIZONA

Compared:
Photostated:
Fee: $ 4.00
I.R.S.: $

Quit-Claim Deed

ACCOMMODATION

For the consideration of Ten Dollars, and other valuable considerations, I or we,
RALPH K. SHOWERS and MARILYN R. SHOWERS, his wife, and
LARRY A. GOEHNER and JOY L. GOEHNER, his wife,
hereby quit-claim to
RAINBOW ACRES, an Arizona not for profit corporation,
all right, title, or interest in the following real property situated in Yavapai County, Arizona:

A portion of the Northeast Quarter of the Southeast Quarter of Section 11, Township 14 North, Range 4 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described by metes and bounds as follows:

BEGINNING at the East one-quarter corner of said Section 11; thence North 86°04'26" West, along the Northerly boundary of said Northeast Quarter of the Southeast Quarter, a distance of 304.12 feet to the TRUE POINT OF BEGINNING; thence North 86°04'26" West, a distance of 770.00 feet to a point; thence South 1°50' West, a distance of 465.74 feet to a point on the centerline of an existing paved road; thence South 86°25'28" East, along said centerline, a distance of 7.57 feet; thence Southeasterly, along a curve to right, having a radius of 409.26 feet, through a delta angle of 29°02'57", a distance of 207.49 feet to a point; thence South 57°22'31" East, a distance of 96.25 feet, to a point; thence Easterly, along curve to the left, having a radius of 716.20 feet, through a delta angle of 33°09'27", distance of 414.47 feet to a point; thence North 89°28'02" East, a distance of 62.54 feet to a point; thence North 3°55'34" East, a distance of 642.80 feet to the TRUE POINT OF BEGINNING.

Subject to Agreement of Record in Book 838 of Official Records, pages 491-493.

Exhibit A

That part of the Northeast quarter of the Southeast quarter of Section 11 and portion of the Northwest quarter of the Southwest quarter of Section 12, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the East quarter corner of said Section 11;

thence South 89°32'27" East, a distance of 269.03 feet;

thence Southwesterly, a distance of 207.84 feet along a tangential curve concave to the East having a radius of 458.37 feet and a central angle of 25°58'49";

thence South 18°01'45", a distance of 134.94 feet;

thence North 76°58'05" West, a distance of 451.62 feet;

thence North 03°55'34" East, a distance of 226.51 feet;

thence South 86°04'26" East, a distance of 304.12 feet to the POINT OF BEGINNING.

Escrow No. 615318

EXHIBIT "A"

A portion of the Northeast quarter of the Southeast quarter of Section 11 and a portion of the Northwest quarter of the Southwest quarter of Section 12, Township 14 North, Rangw 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the West one-quarter corner of said Section 12;

thence South 89°32′27" East, 269.03 feet to a point;

thence Southwesterly along a curve to the left having a radius of 458.37 feet, through a delta angle of 25°58′49", 207.84 feet to a point;

thence South 18°01′45" West, 195.97 feet to a point;

thence Southwesterly along a curve to the right having a radius of 318.31 feet through a delta angle of 35°04′04", 194.82 feet to a point;

thence South 53°05′49" West, 22.96 feet to a point;

thence Southwesterly along a curve to the right, having a radius of 424.41 feet, through a delta angle of 36°22′13", 269.41 feet to a point;

thence South 89°28′02" West, 68.79 feet to a point;

thence North 3°55′34" East, 642.80 feet to a point;

thence South 86°04′26" East, 304.12 feet to the POINT OF BEGINNING.

EXCEPT

THAT portion of the Northeast quarter of the Southeast quarter of Section 11 and portion of the Northwest quarter of the Southwest quarter of Section 12, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the East quarter corner of said Section 11;

thence South 89°32′27" East, a distance of 269.03 feet;

thence Southwesterly a distance of 207.84 feet along a tangential curve to concave to the East having a radius of 458.37 feet and a central angle of 25°58′49";

thence South 18°01′45", a distance of 134.94 feet;

thence North 76°58′05" West, a distance of 451.62 feet;

thence North 03°55′34" East, a distance of 226.51 feet;

thence South 86°04′26" East, a distance of 304.12 feet to the point of beginning.

Exhibit A

That part of the Northeast quarter of the Southeast quarter of Section 11 and portion of the Northwest quarter of the Southwest quarter of Section 12, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the East quarter corner of said Section 11;

thence South 89°32'27" East, a distance of 269.03 feet;

thence Southwesterly, a distance of 207.84 feet along a tangential curve concave to the East having a radius of 458.37 feet and a central angle of 25°58'49";

thence South 18°01'45", a distance of 134.94 feet;

thence North 76°58'05" West, a distance of 451.62 feet;

thence North 03°55'34" East, a distance of 226.51 feet;

thence South 86°04'26" East, a distance of 304.12 feet to the POINT OF BEGINNING.

A parcel of land within SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of Section 11, which is a standard B.L.M. brass cap, dated 1959; thence North 86° 08' 27" West, a distance of 418.00 feet to a found yellow cap marked L. S. 9089, and the TRUE POINT OF BEGINNING;

Thence North 02° 00' 44" E., a distance of 503.00 feet to a set 1/2 inch rebar;

Thence South 30° 58' 20" W., a distance of 150.01 feet to a set 1/2 inch rebar;

Thence South 60° 41' 30" W., a distance of 293.55 feet to a set 1/2 inch rebar;

Thence South 35° 43' 42" W., a distance of 245.65 feet to a set 1/2 inch rebar;

Thence South 86° 08' 27" E., a distance of 460.00 feet to a set 1/2 inch rebar, and the TRUE POINT OF BEGINNING, containing 2.72 acres, more or less.

EXHIBIT "A"

RESOLUTION 2002-541

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA AMENDING RESOLUTION PZ 2001-05, CONCERNING A USE PERMIT ISSUED ON PARCELS 403-17-001A, -001G, AND –003 FOR 2120 W. RESERVATION LOOP ROAD.

WHEREAS, the Town Council has determined the use permitted is compatible with the surrounding residential uses; and

WHEREAS, the Town Council issued Use Permit PZ 2001-05 with certain conditions; and

WHEREAS, the Council wishes, at the request of the permitee, to amend these conditions; and

The Common Council of the Town of Camp Verde hereby resolves to approve Use Permit 2002-542 for the purpose of locating their health clinic in a 1986 manufactured home, for no more than five years, in front of the former thrift shop and adding a permanent park model within the existing modular residential area.

Listed below are the changes to Resolution PZ 2001-05:

1. I.C.2. ~~Thrift Store~~ Health Clinic.
2. II.A. Removal of all order manufactured homes as the site-built homes are constructed except for the 1986 Hyde Park manufactured home which is to be used for, not more than five years, the health clinic.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON DECEMBER 18, 2002.

Brenda Hauser

Mayor

DATE: 2-19-03

APPROVED AS TO FORM:

Attest: Deborah Barber

Town Clerk

Julie Krueger

Town Attorney

RESOLUTION PZ 2001-05

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2001-01, FOR THE OPERATION OF RAINBOW ACRES, A RANCH STYLE COMMUNITY FOR ADULTS WITH DEVELOPMENTAL DISABILITIES, ON TAX PARCELS 403-17-001A, -001G, AND 003 LOCATED AT 2120 W. RESERVATION LOOP ROAD FOR A PERIOD OF 15 YEARS.

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

I. The Common Council hereby finds as follows:

A. A request for a Use Permit (2001-01) was filed by Steve Ricci, agent for Rainbow Acres for tax parcels 403-17-001A, -001G, and -003 for the purpose of operating a ranch style community for 140 adults with developmental disabilities on 27.68 acres.

B. The request was reviewed by the Planning Commission on March 1, 2001 and by the Common Council on March 28, 2001 in public hearings that were advertised and posted according to state law.

B. The purpose of the Use Permit is to allow for the operation of a ranch style community for 140 adults with developmental disabilities with the following uses:

1. An 8-space RV Park.
2. A Thrift Store

C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

D. The Common Council of the Town of Camp Verde hereby approves Use Permit 2001-01 for the purpose of the operation of Rainbow Acres on tax parcels 403-17-001A, -001G, and -003.

II. PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 28, 2001 WITH THE FOLLOWING STIPULATIONS:

A. Removal of all older manufactured homes as the site built homes are constructed.

B. Screening in the form of landscaping along Reservation Loop Rd.

C. Limit the RV parking to 30-day stay.

D. All lighting will meet the Town's Lighting standards.

E. Applicant has 90 days to remove the fuel tanker from the property.

F. All outside storage must comply with Section 108H

G. The Town must be notified of any changes, additions or deletions of uses or buildings on site.

H. This Use Permit is not transferable.

I. Rainbow Acres will provide full disclosure of septic status to the property owners who have concerns on the parcels off of Old Scout Trail.

Barbara Miller
Barbara Miller
Mayor

Attest: Deborah Barber
Deborah Barber
Town Clerk

APPROVED AS TO FORM:

Ronald Ramsey, Town Attorney

Nancy Buckel
Planning and Zoning Division

Rainbow Acres

P.O. Box 1326 • Camp Verde, AZ 86322-1326
Ph: 928-567-5231 • Fax: 928-567-9059
www.rainbowacres.com • info@rainbowacres.com

May 24, 2007

Town of Camp Verde
Planning and Zoning Department
Camp Verde, AZ 86322

Dear Sir or Madam:

Rainbow Acres
Use Permit Amendment
Property Owners Meeting
Held at 6:30 PM on 5-24-2007
Summary

Our meeting began at 6:35PM with three people in attendance.

I explained Rainbow Acres mission and current site plan. I then explained each of the changes we our proposing to our current Conditional Use Permit. All attendees understood the changes and had no issues or objections.

Meeting adjourned at 6:55PM.

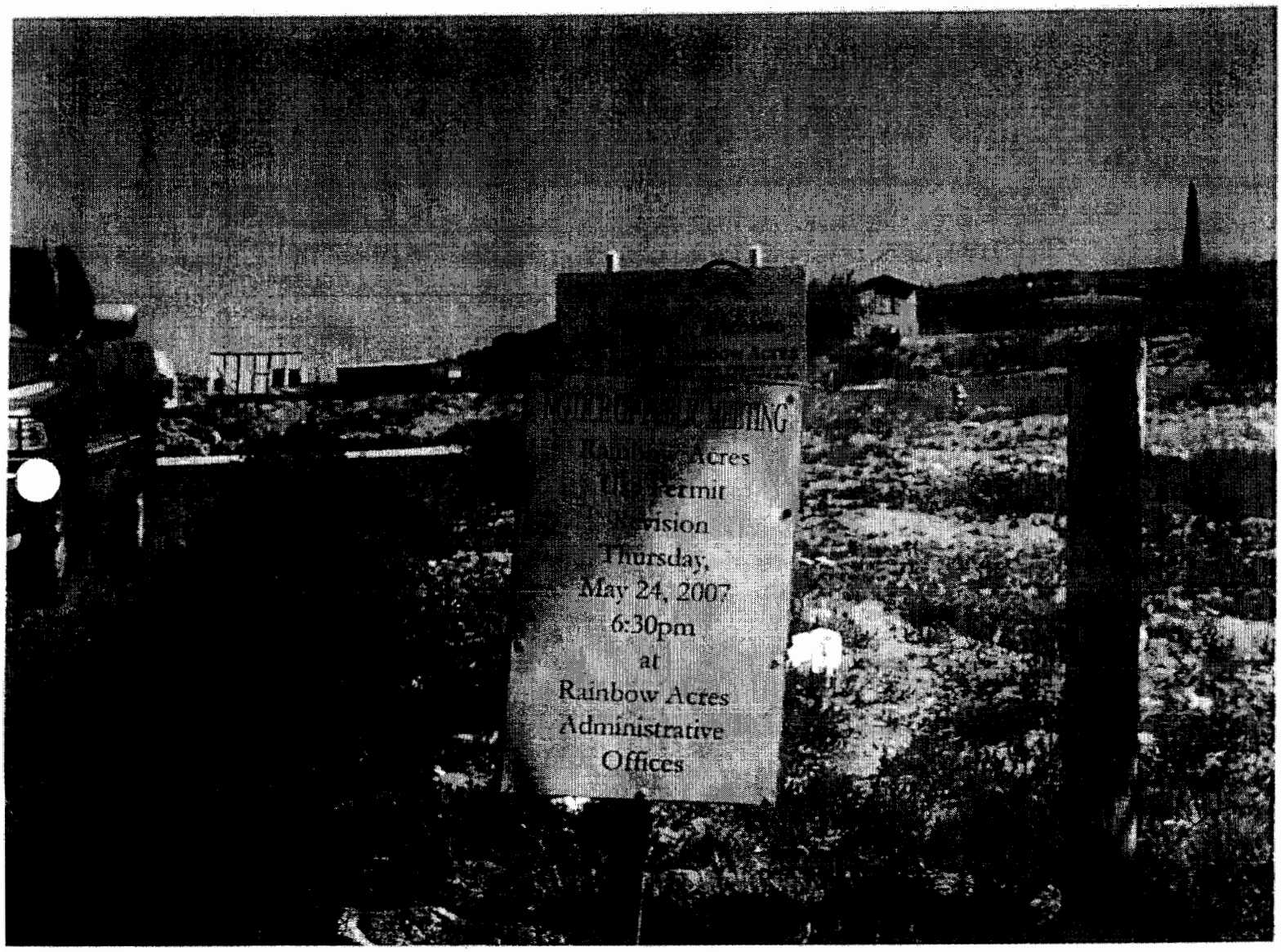
Respectfully

Steven Ricci
Director Buildings & Grounds

Buffer Results

Returned 14 parcels within 300 Feet of parcel 403-17-001G. Download

	Parcel	Owner	Mailing Address	City	State	Zip
1	403-17-006K	SHUSTER FOUNDATION LTD	2200 N CENTRAL AVE #205	PHOENIX	AZ	85004
2	403-17-007G	YAVAPAI-APACHE NATION	2400 W DATSI ST	CAMP VERDE	AZ	86322
3	403-18-107C	DENNIS RONALD EUGENE REV TR	1170 VERDE VALLEY SCHOOL RD	SEDONA	AZ	86351
4	403-17-007J	MIDDLE VERDE ROCK CHURCH	PO BOX 851	VALLEY FORGE	PA	19482
5	403-17-004A	BAPTIST AMERICAN HM MSSN SOC	PO BOX 2028	CAMP VERDE	AZ	86322
6	403-18-001C	SKAGGS MICHAEL G	1890 W CIMARRON DR	CAMP VERDE	AZ	86322
7	403-18-002A	PYNN GEORGE T	107 PINE LEAF LN	SEDONA	AZ	86336
8	403-18-001Y	STRUBHAR LARRY &	1255 VAIL RD	CAMP VERDE	AZ	86322
9	403-18-106A	STRUBHAR LARRY &	1255 VAIL RD	CAMP VERDE	AZ	86322
10	403-17-004A	BAPTIST AMERICAN HM MSSN SOC	PO BOX 2028	CAMP VERDE	AZ	86322
11	403-17-001G	RAINBOW ACRES	PO BOX 1326	CAMP VERDE	AZ	86322
12	403-17-003	RAINBOW ACRES	PO BOX 1326	CAMP VERDE	AZ	86322
13	403-17-001A	RAINBOW ACRES	PO BOX 1326	CAMP VERDE	AZ	86322
14	403-17-001H	MIDDLE VERDE CEMETERY ASSOCIATION	PO BOX 1	CAMP VERDE	AZ	86322


Acres
Acres
ermit
vision
Thursday,
May 24, 2007
6:30pm
at
Rainbow Acres
Administrative
Offices

Rainbow Acres
Use Permit Amendment
Property Owners Meeting
5-24-2007 @ 6:30PM

1. Shorty is Graham / Jackpot Ranch / access Street
2. Frances Bongar - MVC
3. Ruth Davidson - MVC
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

Rainbow Acres

P.O. Box 1326 • Camp Verde, AZ 86322-1326
Ph: 928-567-5231 • Fax: 928-567-9059
www.rainbowacres.com • info@rainbowacres.com

Sample of letter that was mailed out.

May 3, 2007

Middle Verde Cemetery Association
PO Box 1
Camp Verde, AZ 86322

Dear Friends,

This letter is to inform you that Rainbow Acres is applying for a revision to our use permit.

Rainbow Acres will hold a public meeting to disclose the details of this revision at the Rainbow Acres Administration building on May 21, 2007 at 6:30 p.m. All are encouraged to attend.

Sincerely,

Steve Ricci
Director of Building and Grounds

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM

DATE: **May 9, 2006**

TO:

- ☐ **Public Works Department**
- ☑ **Town Engineer**
- ☐ **Park and Recreation Department**
- ☐ **Community Development Director**
- ☐ **Building Inspector**
- ☐ **Fire Department**
- ☐ **Verde Valley Fire Department**
- ☐ **Yavapai County Planning**
- ☐ **Yavapai County Flood Control**
- ☐ **Yavapai County Development Services - Environmental Services Dept.**
- ☐ **Yavapai County Environmental Unit**
- ☐ **ADOT**
- ☐ **Camp Verde Water District**
- ☐ **Camp Verde Sanitary District**
- ☐ **Verde Lakes Water District**
- ☐ **Marshal's Department**
- ☐ **School District**
- ☐ **U.S Forest Service**
- ☐ **City of Cottonwood Planning**
- ☐ **Trails Committee**
- ☐ **Other**_____

Project Review: Contact Agent, Owner & Engineer

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

UP 2007-05: An application submitted by Steven Ricci Agent for owner Rainbow Acres on parcels 403-17-001G, 403-17-003, & 403-17-001A to increase the number of residents by 30 for a total of 170 residents. Site plan to include three new residential structures housing up to 12 residents. Location 2120 Reservation Loop Road.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at **www.cvaz.org**. Please write your comments below and return your comments to my attention by **June 6, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: No Comments based on the change in density. All developement must meet all developent standards.

Printed Name Ron Long Signature Ron Long

Phone 567-0534 X129

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM

05-11-07A08:58 RCVD

DATE: **May 9, 2006**

TO:

- ☐ **Public Works Department**
- ☐ **Town Engineer**
- ☐ **Park and Recreation Department**
- ☐ **Community Development Director**
- ☐ **Building Inspector**
- ☐ **Fire Department**
- ☐ **Verde Valley Fire Department**
- ☐ **Yavapai County Planning**
- ☐ **Yavapai County Flood Control**
- ☐ **Yavapai County Development Services - Environmental Services Dept.**
- ☐ **Yavapai County Environmental Unit**
- ☐ **ADOT**
- ☐ **Camp Verde Water District**
- ☐ **Camp Verde Sanitary District**
- ☐ **Verde Lakes Water District**
- ☒ **Marshal's Department**
- ☐ **School District**
- ☐ **U.S Forest Service**
- ☐ **City of Cottonwood Planning**
- ☐ **Trails Committee**
- ☐ **Other**_____

Project Review: Contact Agent, Owner & Engineer

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

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A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at **www.cvaz.org**. Please write your comments below and return your comments to my attention by **June 6, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: NONE

Printed Name EARL HUFF Signature

Phone_____

05-15-07A08:29 RCVD

Jenna Paulsen

From: "Jack Bedwell" <Jack.Bedwell@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Cc: "Suzanne Ehrlich" <Suzanne.Ehrlich@co.yavapai.az.us>; "Brandy Douglas" <Brandy.Douglas@co.yavapai.az.us>
Sent: Monday, May 14, 2007 1:29 PM
Subject: Your request for review of application UP 2007-05 (Rainbow Acres)

Yavapai Environmental Services has no concern as to the concept of adding three new buildings.
We have the permits for the following Buildings; 1, 2, 3, 4, 5, 6, 7, 8, 10, also, building 150 - permit 27364, 7/22/86; storage building w/toilet – permit 31802C, 11/4/88; 2 - 14X60 Mobile & 1- 12X40 mobile permit 35304, 7/22/91; and permit 49253, 2/24/99, for 2 mobiles without kitchen facilities.

However, to review and evaluate your request, we will need at the minimum the following information:

1. Which Buildings are proposed to be new construction?
2. Are the present septic systems to be used/expanded or replaced to accommodate the additional structures?
3. Plot plan identifying the new buildings and existing and/or new septic systems proposed.
4. Identify how many residents for each of the new buildings.

Thank you for your assistance.

Jack R. Bedwell
Yavapai County Developmental Services
Environmental Unit
EHS II
(928)639-8151
jack.bedwell@co.yavapai.az.us

05-31-07A08:44 RCVD

Jenna Paulsen

From: "Jack Bedwell" <Jack.Bedwell@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Sent: Thursday, May 31, 2007 7:10 AM
Subject: Rainbow Acres General Site Plan

I have no objection to the general site plan as presented; however, will reserve overall approval until the Septic plans are submitted for YCES for approval. At that time YCES will comment on the individual Septic Systems during the permit to construct process. If you need additional input from YCES, please feel free to contact this office. Thank you for your patience.

Jack R. Bedwell
Yavapai County Developmental Services
Environmental Unit
EHS II
(928)639-8151
jack.bedwell@co.yavapai.az.us

Yavapai County
Development Services Department
500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax: (928) 771-3432
10 S. 6th Street; Cottonwood, AZ. 86326 Phone: (928) 639-8151 Fax: (928) 639-8153
Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

MEMORANDUM

05 JUN 15-07 P03:28 RCVD

June 6, 2007

To: **Nancy Buckel, Senior Planner**
Town of Camp Verde

From: **Allan M. Sanchez, Hydrologist/Floodplain Unit**

Re: **Use Permit Application; APN: 403-17-001G, 403-17-003, & 403-17-001A**

Thank you for the opportunity to review the Rainbow Acres project. The Flood Control District does not object to the proposed Use Permit.

The property is impacted by two regulatory washes. Please provide a grading and drainage plan and drainage report stamped by an Arizona registered civil engineer for our review and approval. Please see the attached checklists. The hydraulic design should include retention/detention in order to minimize flood impacts downstream. Water harvesting is recommended. A storm water pollution prevention plan is required.

The drainage report submitted should follow the guidelines as outlined in the Yavapai County Drainage Criteria Manual dated 2005. The Manual can be downloaded at:

http://www.co.yavapai.az.us/uploadedFiles/Departments/Development_Services/Reference/DrainageCriteriaManual.pdf

The proposed project is within our regulatory authority. An engineered grading and drainage plan and a storm water pollution protection plan will be required for future development. If you have any questions concerning the aforementioned comments please feel free to call me at (928) 771-7197.

C: Mr. Steven Ricci
P.O. Box 1326
Camp Verde, Arizona 86322

Yavapai County
Development Services Department

500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax: (928) 771-3432

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Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

BUILDING PERMIT CHECKLIST FOR CIVIL ENGINEERING REQUIRED FOR FLOODPLAIN DEVELOPMENT

Please check your plan against the listed items for compliance. The following checklist should be used as a guideline. Additional data may be required based upon complexity of the design and location. All reports and plans must meet the requirements outlined in the County's Drainage Criteria Manual.

Site Plan

__ 1. Parcel number, metes and bounds description or subdivision name and lot number
__ 2. Site vicinity map
__ 3. Project engineer's and owner's name, address, phone number, fax number & email address
__ 4. Benchmark/on-site temporary benchmark (TBM) DESCRIPTION AND LOCATION (Should tie into FEMA or County Benchmark)
__ 5. General notes/legend
__ 6. Arizona registered professional civil engineer's seal & signature
__ 7. North direction arrow & engineering scale (typically 1-inch equals 20 feet)
__ 8. Property lines/dimensions, distance of proposed structure from property boundaries
__ 9. Building envelope/tracts/easements/floodplain boundaries
__ 10. Finished floor elevation & statement, "all finished floors shown on this plan are free from inundation during a 100-year peak runoff event."
__ 11. Contour lines/spot elevations for existing and proposed conditions
__ 12. Drainage patterns/arrows/grade breaks
__ 13. Quantify 100-year peak runoff event & delineate floodplains for all washes with drainage areas of 80 acres or greater.
__ 14. Perpendicular cross sections through site. Detail existing and proposed contours, finished floor elevations, foundation depth, regulatory flood elevation and base floodplain surface water elevation.
__ 15. Erosion protection should be provided for structures 20 feet or less from the nearest wash bank. For washes with 100-year peak discharges of 500 cfs or greater, erosion and scour protection for proposed structures must meet the requirements outlined in Chapter 7 of the County Drainage Criteria Manual. Structures within floodplains and floodways must meet the requirements outlined in Chapter 4 of the County Drainage Criteria Manual.
__ 16. Culvert cross-section and profile. The minimum allowable culvert diameter is 18-inch. Culverts must be designed with headwalls or adequate protection around the inlets and outlets.
__ 17. Fences/block walls with type & location of drainage openings
__ 18. Cut and fill slopes must not exceed 2:1 (horizontal to vertical), and should be re-vegetated with native plants or riprap for erosion control. Steeper slopes must be certified to be stable by an Arizona Registered Civil Engineer or retaining walls should be constructed in these areas.
__ 19. The foundation of the structure must be vented per FEMA requirements and all machinery and electrical equipment must be elevated above the Regulatory Flood Elevation.
__ 20. Septic tank location or detail sewer line connection
__ 21. Foundation design plans. Construction material below base flood elevation must be detailed as flood resistant material.
__ 22. Add note, "An Arizona Registered Engineer or Land Surveyor must submit a FEMA Elevation Certificate to the Flood Control District for review and approval, prior to final inspection of the property."
__ 23. Add note, "The Flood Control District requires a final inspection. Please call the Prescott Office at (928) 771-3197 to schedule an inspection."

Drainage Report

__ 1. USGS or best available drainage area map
__ 2. Location of lot and structure on the current FEMA Flood Insurance Rate Map
__ 3. Hydrologic analysis and channel/wash hydraulic analysis
__ 4. Culvert analysis
__ 5. Floodway/Floodplain and foundation scour analysis with "No Rise Certification"
__ 6. Lateral Erosion Setback or Structure Design per Arizona State Standard 5-96
__ 7. Arizona registered professional civil engineer's seal & signature

If you have any questions, please contact the Flood Control District at (928) 771-3197.

Yavapai County
Development Services Department
500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax: (928) 771-3432
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Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

COMMERCIAL BUILDING PERMIT REQUIREMENT CHECKLIST
FLOOD CONTROL DISTRICT

All submittals must be completed by an Arizona Registered Civil Engineer, unless these details are not required due to site conditions as determined by the Flood Control District. Submittals must meet the requirements outlined in the County's Drainage Criteria Manual.

___ 1. **Off-Site Hydrology.** Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through the site. Historical drainage patterns should be maintained at the property boundaries without adversely impacting neighboring properties.

___ 2. **On-Site Hydrology.** Need to show how drainage is routed away from proposed structures and into proposed drainage facilities. For most commercial developments retention/detention facilities will be required to detail pre minus post development conditions will not increase drainage from the site.

___ 3. **On-Site Hydraulics.** Provide hydraulic calculations for any channels, culverts, storm drains, or street drainage. Floodplain delineations are required for sites with washes with drainage areas greater than 40 acres.

___ 4. **Topography.** Must provide existing and proposed elevation contours for the property. Typical contours intervals are at 1-foot unless otherwise approved by the Flood Control District.

___ 5. **Cross Sections.** Need to show perpendicular cross sections through the site indicating property lines, swales, detention/retention areas, floodplain elevations, finished floor elevations and street details.

___ 6. **Dry Wells.** Provide detail drawings of the dry well and a copy of the well registration with the Arizona Department of Environmental Quality.

___ 7. **Erosion Setback and Scour Depth Analysis.** Provide an analysis per Arizona State Standard 5-96 detailing all proposed developments are outside of any erosion hazard area.

___ 8. **Finished Floor Elevation.** Need to show the finished floor elevations and provide a certification statement, "All finished floor elevations detailed on these plans are free from inundation during the 100-year peak runoff event."

___ 9. **Storm Water Pollution Prevention Plan.** Provide a copy of the Storm water Pollution Prevention Plan for our review. A copy of the Arizona Department of Environmental Quality's Notice of Intent submittal should be provided for our files.

Any questions should be directed to the Flood Control District at (928) 771-3197.

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular **Meeting Date: 7-25-07**

Type(s) of Presentation: Verbal Only

AGENDA TITLE: (Be Exact): Public Hearing, Discussion and possible Approval of Ordinance 2007 A343, an Amendment to the Planning and Zoning Ordinance, Section 109A & B to remove language concerning farm animals under permitted uses, and adding language that refers to Section 108, Livestock regulations, to address the inconsistancies concerning livestock regulations.

PURPOSE AND BACKGROUND INFORMATION: This amendment is necessary to remove the inconsistencies in the language in Sections 108 and 109. All reference to livestock regulations has been removed and referred to Section 108.

STAFF RECOMMENDATION(S): Approve

LIST ALL ATTACHMENTS: Staff Report, amended draft of Section 109

Type of Document Needing Approval (Check all that apply):

- ☐ Acceptance/Approval
- ☐ Intergovernmental Agreement
- X☐ Public Hearing
- ☐ Special/Temp Use Permit
- ☐ Agreement/Contract
- X☐ Ordinance
- ☐ Resolution
- ☐ Presentation/Report Only
- ☐ Preliminary Plat
- ☐ Special Consideration

Submitting Department: P&Z **Contact Person: Nancy Buckel**

ORDINANCE 2007 A343

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING SECTION 109 OF THE ZONING ORDINANCE REMOVING LANGUAGE CONCERNING FARM ANIMALS UNDER PERMITTED USES AND ADDING LANGUAGE THAT REFERS TO SECTION 108, LIVESTOCK REGULATIONS.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987, and

WHEREAS, Section 108 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning text regulations of the Planning and Zoning Ordinance by the Town Council, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions.

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

Section 1. Section 109 of the Zoning Code is hereby amended as the following:

A. R1L DISTRICT (single family limited)

1. DISTRICT PROVISIONS: Supplementary or supplanting General Provisions (Section 108)

a. Where no Density District has been combined, then all provisions of the D8 District shall prevail.

b. Any use permitted subject to securing a use permit indicated thus: (UP)

2. PERMITTED USES AND STRUCTURES:

a. Dwelling unit for one family on any one lot (except pre-fab dwellings).
b. Religious institutions (in permanent buildings).
c. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
(UP) d. Community parks, playgrounds or centers.
(UP) e. Public utility facilities (but not business offices nor repair or storage facilities) when necessary for serving the surrounding territory.
f. Golf courses with accessory uses such as pro shops, shelters, rest rooms, etc. (but not commercial driving ranges or miniature putting courses).
g. Farm animals ~~(except swine) on lots of no less than 70,000 square feet for the convenience and pleasure of the lot owner or occupant (not to exceed two such animals per acre). Stables, barns, or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.~~ **See Section 108D Livestock allowances and limitations**

h. Accessory uses and structures (located on the same lot with the principle uses and structures and including the following):

(1) Swimming pools in other than the front yard.

(2) Quarters for servants and/or non-paying guests attached to the dwelling (prohibited facilities for preparation of food).

(3) Temporary offices and construction sheds and yards incidental to a recorded subdivision development or other construction project for a period not exceeding twelve (12) months (prohibited closer to lot boundary than is allowed for a principle building in the District).

(4) Open land confectionery and recreation facilities accessory to religious or educational institutions (confined to same lot).

(5) Household pets.

(6) Fences and free standing walls.

(7) Appurtenant signs (See Section 118).

(8) Parking facilities to meet no less than the minimum requirements as provided under the General Provisions.

(9) Home Occupations.

(a) Signs per Section 118, Non-Commercial signs.

i. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the twelve (12) months period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing. Fees for temporary dwelling permits shall be determined by the Town Council.

B. R1 DISTRICT (single family and cluster dwellings)

1. DISTRICT STIPULATIONS: Supplementary or supplantingGeneral Provisions (Section 108).

a. Where no Density District has been combined, then all provisions of the D10 District shall prevail.

b. Any use permitted subject to securing a Use-Permit: (UP)

2. PERMITTED USES AND STRUCTURES:

a. All principle and accessory uses and structures permitted in RIL District.

b. Dwelling unit for one family on any one lot.

(UP) c. A group of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management (the maximum number of such units allowed on a lot shall not exceed the number of times the gross area of such is divisible by the minimum lot area allowed for the District).

(1) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.

d. Additional accessory uses and structures (located on the same lot with the principle uses and structures and including the following).

(1) Home Occupations

(a) Signs per Section 118, Non-Commercial signs.

(2) Roomers or boarders (not to exceed two such for any one dwelling unit).

(3) Farm animals ~~(except swine) on lots of no less than 35,000 square feet for the convenience and pleasure of the lot occupants (not to exceed two such animals per acre). Stables, barns or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.~~ **See Section 108D Livestock allowances and limitations.**

e. Provided that any new dwelling units built or placed upon the site are built in accordance with the Uniform Building Code as adopted, or built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act and bearing a label certifying it complies with the Federal Manufactured Housing Construction and Safety Standards Act.

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

Section 3. 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.

Section 4. This ordinance is effective upon completion of publication and any posting as required by law.

PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 25th day of July 2007.

_____
Tony Gioia, Mayor

Date_____

Approved as to form:

Attest: _____
Deborah Barber, Town Clerk

_____
Town Attorney

DRAFT

MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY JULY 12, 2007
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public Input, where appropriate, is heard prior to the motion.

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Chairperson Witt, Commissioners Hisrich, Bullard, Butner, German, and Burnside were present; Vice Chairperson Freeman was absent.

Also Present: Community Development Director Nancy Buckel and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Hisrich.

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 7, 2007 – Regular Session
   b. **Set Next Meeting, Date and Time:**
   Aug 2, 2007 – Regular Session – 6:30 p.m.
   July 24, 2007 – Work Session on livestock draft, section 108 - 6:30 p.m.
   c. **Approval of April – June Quarterly Report**

On a motion by Butner, seconded by German, the Consent Agenda was unanimously approved as presented, with the July 24th Work Session moved to the Regular Session on August 2, 2007, at 6:30 p.m..

The members discussed moving the July 24th scheduled Work Session to another date, and it was decided to include that livestock draft discussion on the Regular Session to be held August 2, 2007 at 6:30 p.m.

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. **(Item 5 was inadvertently duplicated.)**

It was agreed to address Item 8 prior to the remainder of the Agenda.

7. **Discussion, consideration, and possible selection of a candidate for the next six (6) month term to serve as the liaison to the Design Review Board from the Planning & Zoning Commission. The selected candidate will be**

recommended to the Council for appointment to the Design Review Board.
On a motion by Hisrich, seconded by Butner, the Commission unanimously selected Bob Burnside for the next six (6) month term to serve as the liaison to the Design Review Board from the Planning & Zoning Commission.

In connection with rotation of P&Z members to serve on the Design Review Board, Commissioner Burnside indicated his availability for the next 6-month term, replacing Commissioner Bullard; however, he reminded the members of the possibility of his P&Z term ending in September. Following a brief discussion, Burnside was selected to serve as the next liaison to the DRB.

8. **Continued Item: Public Hearing, Discussion and Possible Recommendation on AMD 2007-03 Section 108 D: Amending the Planning and Zoning Ordinance Section 108D Livestock, to address the raising of swine within the Town's limits and other inconsistencies concerning livestock regulations. Staff recommending item to be tabled.**
On a motion by Butner, seconded by Hisrich, the Commission voted unanimously to table Item 8.

Chairperson Witt said that staff has recommended that the public hearing and discussion be tabled regarding the subject item, and action was taken accordingly. Witt confirmed for the public that the work session to address the item is scheduled for August 2nd, 2007 at 6:30 in the Council Chambers.

There was no public input.

9. **Public Hearing Discussion and possible Recommendation on Zoning Map Change 07-02: Submitted by Memi Perkins, agent for Conlin Family Trust, owner of parcels 404-28-014U, -014V, -014W, and -014Z, located on the west side of 7th Street from the intersection of Hollamon south to the intersection of Maryvale. The applicant is requesting the zoning to be changed from R1L-35 to R1L-12 for the purpose of developing a subdivision containing 10 site built homes.**
On a motion by Burnside, seconded by Butner, the Commission voted unanimously to continue this item until such time as the applicant requests action from the P&Z Commission.

STAFF PRESENTATION
Community Development Director said that the request is to rezone a small portion of the remaining vacant land on the west side of 7th Street, and that the rezoning does meet the General Plan Map for high density use. Letters of opposition have been received, and the addresses of those objecting have been indicated on the map. The main concerns expressed have been drainage and increased runoff, the density and the resulting impact to the neighborhood. The applicant will report on the neighborhood meeting and how the concerns of the residents are proposed to be addressed. There are no outstanding comments from outside agencies.

PUBLIC HEARING OPEN
Applicant's Statement
Memi Perkins, representative for the Conlin Family Trust, described the proposed development of site-built homes. Only three neighbors attended the neighborhood meeting, and the primary concern expressed was drainage based on their experience with the drainage problem existing from a previous

subdivision. Ms. Perkins believes that developing the subject property as requested will give the applicant an opportunity to help mitigate some of the drainage issues that exist, as well as controlling the run-off from the proposed project. Ms. Perkins also commented on some of the concerns in the letters of opposition regarding the planned reduction in lot sizes, which she pointed out would be comparable in size to the subdivision directly below, and the slope of the property, which is being addressed by an engineer and a compaction testing company. She also commented on the planned quality of the homes planned for the development.

COMMENT FROM OTHER PERSONS
(Comments from the following individuals are summarized.)
Thomas Drake, a resident directly below two of the Conlin Family Trust lots, said that the entire parcel of land is a hillside, upslope from houses below; he objected to any change in the lot sizes, adding that for a net gain of six house the neighborhood below will be destroyed. Mr. Drake displayed pictures to illustrate his concern about the hillside issue.

Marilyn Ewing made a lengthy and detailed presentation on her objection to the development, using two large picture boards showing the aerial views of the original mapping of the area of the neighborhood indicating contour lines created by using USGS Digital Elevation Models; she also read from, and distributed to the members copies of, the report from Spatial Science Solutions, LLC, the entity that provided those digital images in response to her request for research on slope requirements. Ms. Ewing confirmed that she was speaking only for herself, and pointed out how the existing drainage problems affect her property, although she said it was a natural flow, and that she understood it would always be kept natural from the property terrain behind her. Ms. Ewing also is objecting to the increase in density and resulting lack of privacy, loss of her view and loss of natural vegetation that protects erosion.

APPLICANT'S REBUTTAL
Larry Cepek, civil engineer for the project, outlined the steps that are planned to address the drainage and erosion concerns regarding development of the subject property, as well as the possible different ways to address building homes on slopes.

Memi Perkins said she appreciated the viewpoints of the neighbors, and reminded them that there are still four houses that can be built on the four parcels.

PUBLIC HEARING CLOSED
Board Discussion
The Commission discussed the large number of neighbors objecting to the proposed project that would require a super majority vote in its favor, to begin with. The members also expressed their concerns about the increase in density and the probable reason that zoning was intended to allow only the four homes because of the steep slope; the drainage issues and lack of formal engineering plans to study,

Ms. Perkins was advised that she could request that the Commission vote on the project at this time, although there did not seem to be any members who are in favor of it; in the alternate, it was strongly suggested that the rezoning issue could be continued in order for her to go back and work with the neighbors,

perhaps on a one-to-one basis, and try to convince them that the development would be a good addition, after which the request could be re-addressed. Ms. Perkins said she would be glad to bring the issue back to the Commission for reconsideration as suggested.

10. **Public Hearing, Discussion and Possible Recommendation to the Town Council on Use Permit 2007-02: A request submitted by the Verde Lakes Property Owners' Association for a use permit to allow the Verde Lakes Water Corporation to have an office and storage yard on parcel 404-13-451H located at 2867 Verde Lakes Drive and split zoned R1-10 and RCU2A.**

On a motion by German, seconded by Bullard, the Commission voted 5-1 to recommend to Town Council approval of Use Permit 2007-02, a request submitted by the Verde Lakes Property Owners' Association for a use permit to allow the Verde Lakes Water Corporation to have an office and storage yard on Parcel 404-13-451H located at 2867 Verde Lakes Drive and split zoned R1-10 and RCU2A; **with a 'no' vote by Witt.**

On a motion by Burnside, seconded by Bullard, the Commission voted unanimously to amend the original motion to reflect that it does not incorporate the RCU2A portion of Parcel 404-13-451H, sized approximately 187.4 by 182.

On a motion by Butner, seconded by German, the Commission voted unanimously to recommend that Council waive the $500 Use Permit fee paid by the Verde Lakes Water Corp.

STAFF PRESENTATION

Buckel said she understands that the Commission had previously recommended that the applicant consider a rezoning; the applicant has opted to request approval for a Use Permit. The Town has consistently dealt with the Camp Verde Water Company in the past with all their facilities based on Use Permits. It is up to the Commission to proceed to recommend to the Council denial of the Use Permit with the recommendation that the applicant come back with a request for rezoning. Buckel said she is working with the Town Attorney to consider a change to the Use Permit language so it would be one way that the Town would deal with public facilities and services for the community, that is, through Special Use Permits; Buckel reviewed the language of the existing Special Use Permit provisions. There is also the option of rezoning, which creates small bubbles of public facility rezonings in residential areas, and the option of entering into IGA's between governments or special districts. Buckel said that with a Use Permit certain conditions can be imposed on the proposed activity. Buckel also said she understood the concern about constructing permanent structures under Use Permits. The Camp Verde Water Company has been granted a permanent Special Use Permit for their area. If the company became obsolete, then the property would revert back to what its underlying zoning is. The Council will be addressing the issue of Special Use Permits for community facilities, as well as other related issues. Buckel also reviewed the problem of the three connected parcels, two of which have different zoning, and the structures that the Verde Lakes Water Corporation plans to build.

PUBLIC HEARING OPEN

Applicant's Statement

Shirley Brinkman outlined the proposal that was made at the June 7th meeting and confirmed that the easement in question is on the Property Owners Association property. She also provided a site plan to show the planned location

of the office building and storage facility. Yavapai County has indicated they have no problem with the Use Permit being granted. Ms. Brinkman said she is requesting that the Use Permit be permanent.

Alan Williams, Manager of the Water Company, said that a lot of thought and effort have been put into the planned buildings, including meeting with Buckel to discuss ways to accomplish what they are trying to do, and for it to be beneficial to the community.

COMMENT FROM OTHER PERSONS
There was no comment from other persons.

APPLICANT'S REBUTTAL
No rebuttal was necessary.

PUBLIC HEARING CLOSED
Board Discussion
In response to questions, Buckel explained the rationale behind granting Special Use Permits to these types of facilities which would include being able to make stipulations to control the activities, as recommended by the attorneys; also, there is no zoning that allows these types of facilities. Rezoning to commercial could possibly set a precedent for adjacent parcel owners to also request commercial zoning. The Commission discussion questioned the fact that granting the Use Permit for an office building appears to be in violation of the requirements under the Use Permit portion of the Zoning Ordinance. Also, another opinion was expressed strongly suggesting that if the rezoning and General Plan Amendments are so cumbersome that governments cannot follow them, then private citizens should not have to do it either; there should not be any special deals for anybody, and because the Town has "done it wrong" in the past does not mean that it should continue to do so. There was also the strong point made that the Commission must consider the circumstances that underlie requests for special treatment, and that the Special Use Permit procedure is consistently followed by governments treating utilities.

11. **Public Hearing, Discussion and possible Recommendation to the Town Council on a Use Permit 2007-03: A renewal an off premise sign, requested by Lamoin & Judy Gilbert. The sign is located on parcel 404-02-023R owned by Quantum Resources/Limited Partnership, located at Howard's Road & McDonald frontage road next to old air strip.**
On a motion by Butner, seconded by German, the Commission voted unanimously to continue this item until the applicant is ready to submit a final design for this sign with graphics so that it looks more Western in character.

STAFF PRESENTATION
Buckel explained that the request involves the renewal process for the subject off-premise sign; it is still in the same location on property pursuant to an easement that was granted specifically for the sign. Copies of the drawing for the sign have been provided; the neighborhood meeting was held.

PUBLIC HEARING OPEN
Applicant's Statement
Judy Gilbert said the sign has been there for a long time and they hope to use it again in connection with their business, which should also provide jobs. Ms. Gilbert also described the businesses that may be operating on the applicant's

property.

COMMENT FROM OTHER PERSONS
There were no comments from other persons.

APPLICANT'S REBUTTAL
No rebuttal was necessary.

PUBLIC HEARING CLOSED
Board Discussion
The members discussed with the applicant the size and appearance of the proposed sign, including the colors and design, as well as some concern that the existing sign has the look of a billboard. Ms. Gilbert confirmed that they have a permit from ADOT. The role of the Design Review Board regarding signage was also discussed. Ms. Gilbert said she is willing to provide a more attractive design, with a Western flavor. The majority agreed that the applicant should bring a picture of the proposed design back to the Commission to review before action can be taken, and a motion was made accordingly.

12. **Public Hearing, Discussion and Action on: UP 2007-04: Public Hearing, Discussion and possible Recommendation to the Town Council on a Use Permit 2007-04 for an off premise sign, requested by Young Ho Kim, agent for David Mann, owner of Trails End RV Park for a sign currently located on parcel 403-22-035G owned by Henry Shill.**
On a motion by Butner, seconded by Bullard, the Commission voted unanimously to recommend to Council re-approval of Use Permit 2007-04, requested by Young Ho Kim, agent for David Mann, owner of Trails End RV Park for an off-premise sign currently located on Parcel 403-22-035G owned by Henry Shill.

STAFF PRESENTATION
Buckel said that this is another Use Permit for an off-premise sign located out on Mr. Shill's commercially zoned property; the business is still operating and quite a bit of business is gained through that attractive sign that is kept up in good condition. The owner has a current ADOT permit according to a notice from an ADOT representative. The required neighborhood meeting was held.

PUBLIC HEARING OPEN
Applicant's Statement
Young Ho Kim said the sign is for the RV Park across from Basha's, said he had a picture of the sign to look at, and requested renewal for another three years.

COMMENT FROM OTHER PERSONS
There was no comment from other persons.

APPLICANT'S REBUTTAL
No rebuttal was necessary

PUBLIC HEARING CLOSED
Board Discussion
The members agreed the sign was attractive, and discussed briefly what the process would be in the event Mr. Shill sells his property; permission for the sign will be up to the new owner. Buckel also explained the problem with the soil and trying to maintain landscaping in the RV Park in response to a comment on that

issue.

13. **Public Hearing, Discussion and possible recommendation to the Town Council on Use Permit 2007-02: a request to amend Use Permit 2001-01 to increase their residential population by 30 for a maximum of 170, to add some buildings to the site plan and to ask for an extension on the time to relocate the clinic. This request is made by Steve Ricci, agent for Rainbow Acres, Inc. owner of parcels 403-17-001G, and –001A, zoned RCU 2A, located at 2120 Reservation Loop Road.**
On a motion by Butner, seconded by German, the Commission voted unanimously to recommend to Council approval on Use Permit 2007-02, a request to amend Use Permit 2001-01 to increase their residential population by 30 for a maximum of 170, to add some buildings to the site plan and to ask for an extension on the time to relocate the clinic, on Parcels 403-17-001G and -001A, zoned RCU2A, located at 2120 Reservation Loop Road.

STAFF PRESENTATION
Buckel explained that the applicants are requesting that the current Use Permit be modified in order to build two different residential-type complexes as well as a community center, which would allow an additional number of residents. The facility has been well supported by the neighborhood and the community; no complaints have ever been received. They also need the extension on time in connection with relocating the clinic.

PUBLIC HEARING OPEN
Applicant's Statement
Steve Ricci added details on the need for the residential units, describing the accommodations for independent living that will help the higher functioning Ranchers to take the next step toward merging into the community. Mr. Ricci also outlined the plans for the new community center and the relocation of the clinic that is essential to the health of the residents.

COMMENT FROM OTHER PERSONS
There was no comment from other persons.

APPLICANT'S REBUTTAL
No rebuttal was necessary.

PUBLIC HEARING CLOSED
Board Discussion
There was agreement that Camp Verde is proud of Rainbow Acres, followed by a brief discussion and review of the plans outlined by the applicant.

14. **Commission Informational Reports**:
Butner asked about the status of further addressing the issue of storage containers.

German also commented on the subject of storage containers, as well as the status of the Commission readdressing the sandwich board signs.

15. **Staff Report**
Buckle explained that there are only two staff members in her department; namely, herself and the Administrative Assistant. The workload has been and is tremendous. Buckle said she is doing the best she can; the question of the signs

is being addressed by the Town Engineer who is also working under a tremendous workload. The storage containers will take some research and time has simply not been available under the current staff situation. Buckle reported that the Design Review Board is doing a good job, trying to be fair and moderate in their decisions. Staff has now been directed to arrange meetings on every commercial building permit in order to ensure better communication. Buckel added that she attended a very informative conference in New Mexico in June on planning and zoning management, and shared some of the highlights.

16 . Adjournment

On a motion by German, seconded by Butner, the meeting was adjourned at 8:55 p.m.

_____

Rob Witt, Chairperson

_____

Planning & Zoning

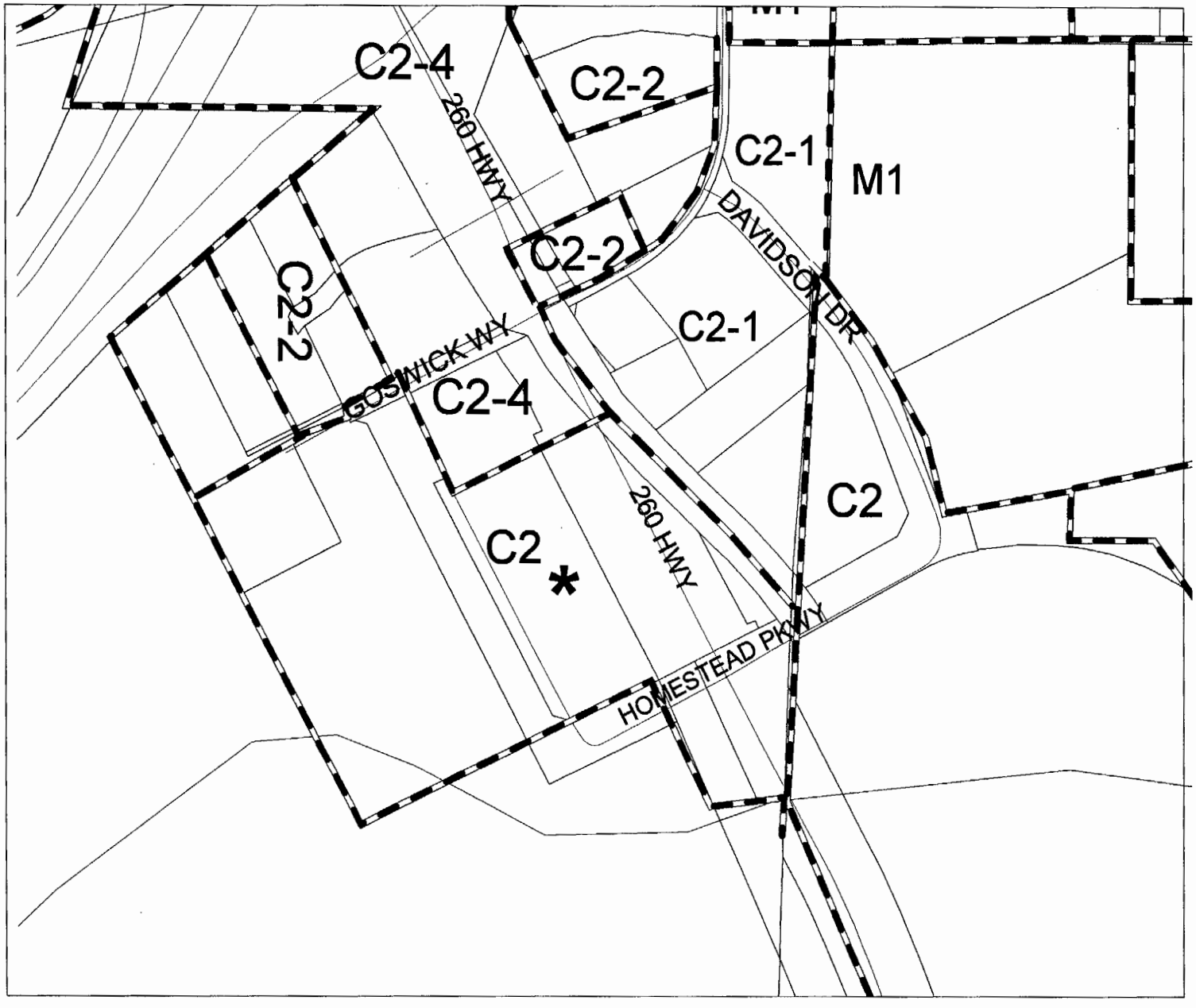
CERTIFICATION

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 meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 12th day of July 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2007.

_____

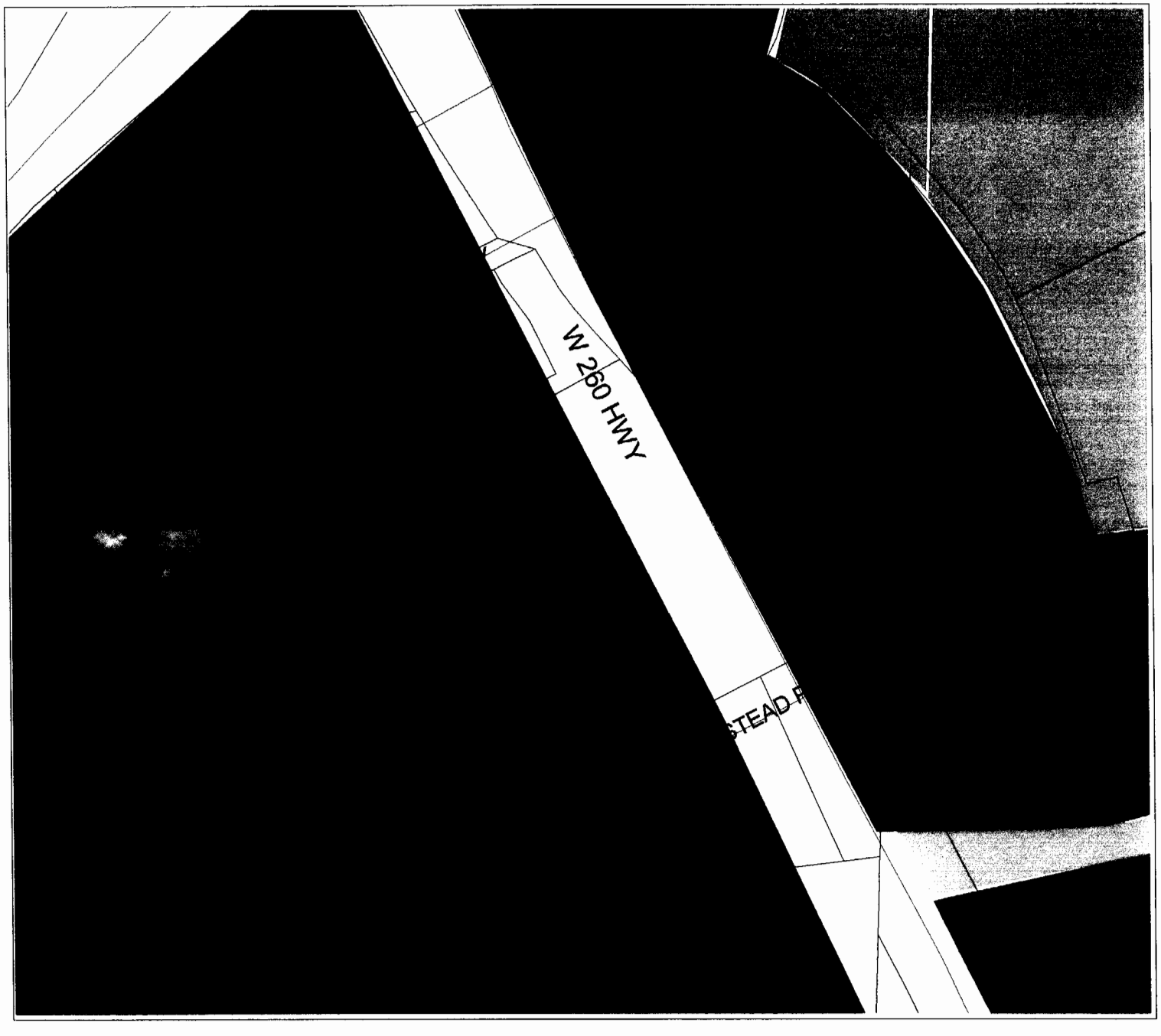
Margaret Harper, Recording Secretary



Vicinity & Zoning Map for UP 07-04 Trails End RV Park Off Premise Sign on Parcel 403-22-026S

400 0 400 800 Feet

LAND USE MAP
for Off Premise Sign
UP 07-04 - Trails End
on Parcel 403-22-026S



- Regional roads
- Campverdepar
- Amended land use map.shp
- Agriculture > 5 Acres
- Commercial
- High Density - 11 Units AC Max
- Industrial
- Low Density - 1 AC Min
- Medium Density - 1/4 AC Min
- Mixed Use
- Mixed Use - Com/Ind
- National Forest
- Natural Resource
- Open Space
- Public Facilities
- Rural Residential - 2 AC Min
- Yavapai-Apache Nation
- Town Boundary

N
W E
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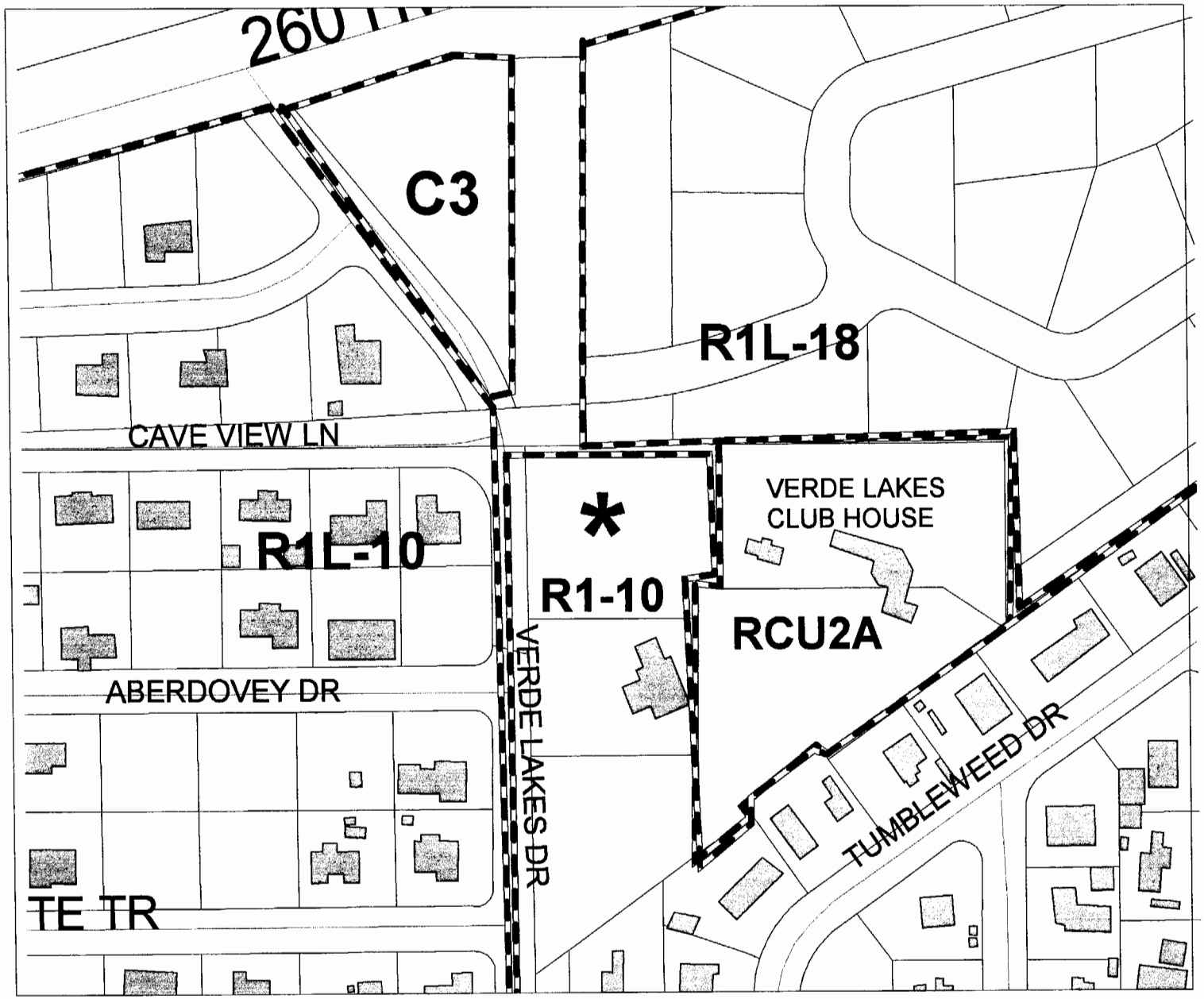
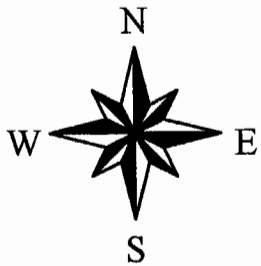
600 0 600 Feet

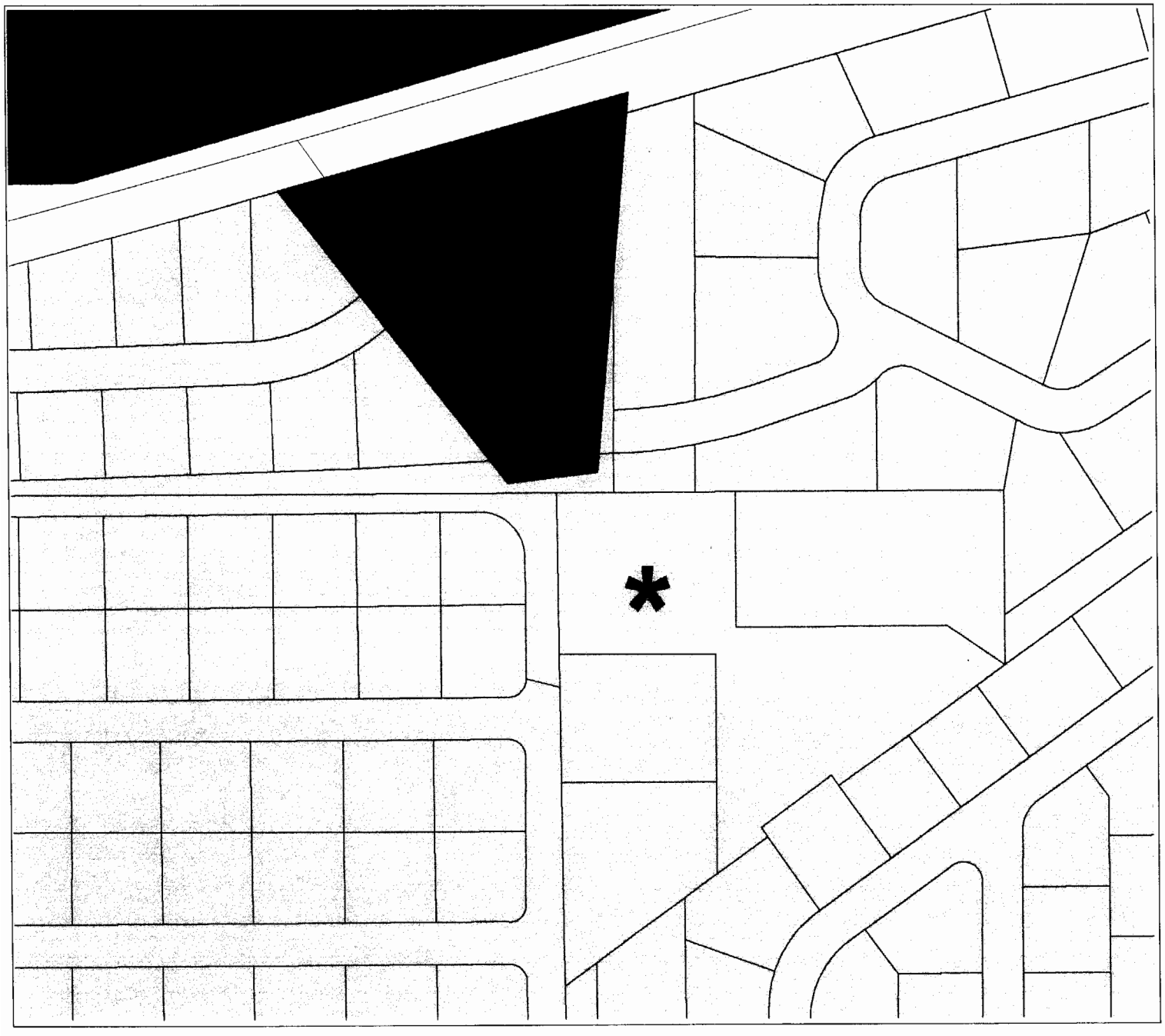
Vicinity & Zoning Map
for
UP 07-02
Verde Lakes Water Co.
Office Site





200 0 200 400 Feet

LAND USE MAP
for
UP 07-02
Parcels 404-13-451H



Hydro.shp
Campverdepar
Amended land use map.shp
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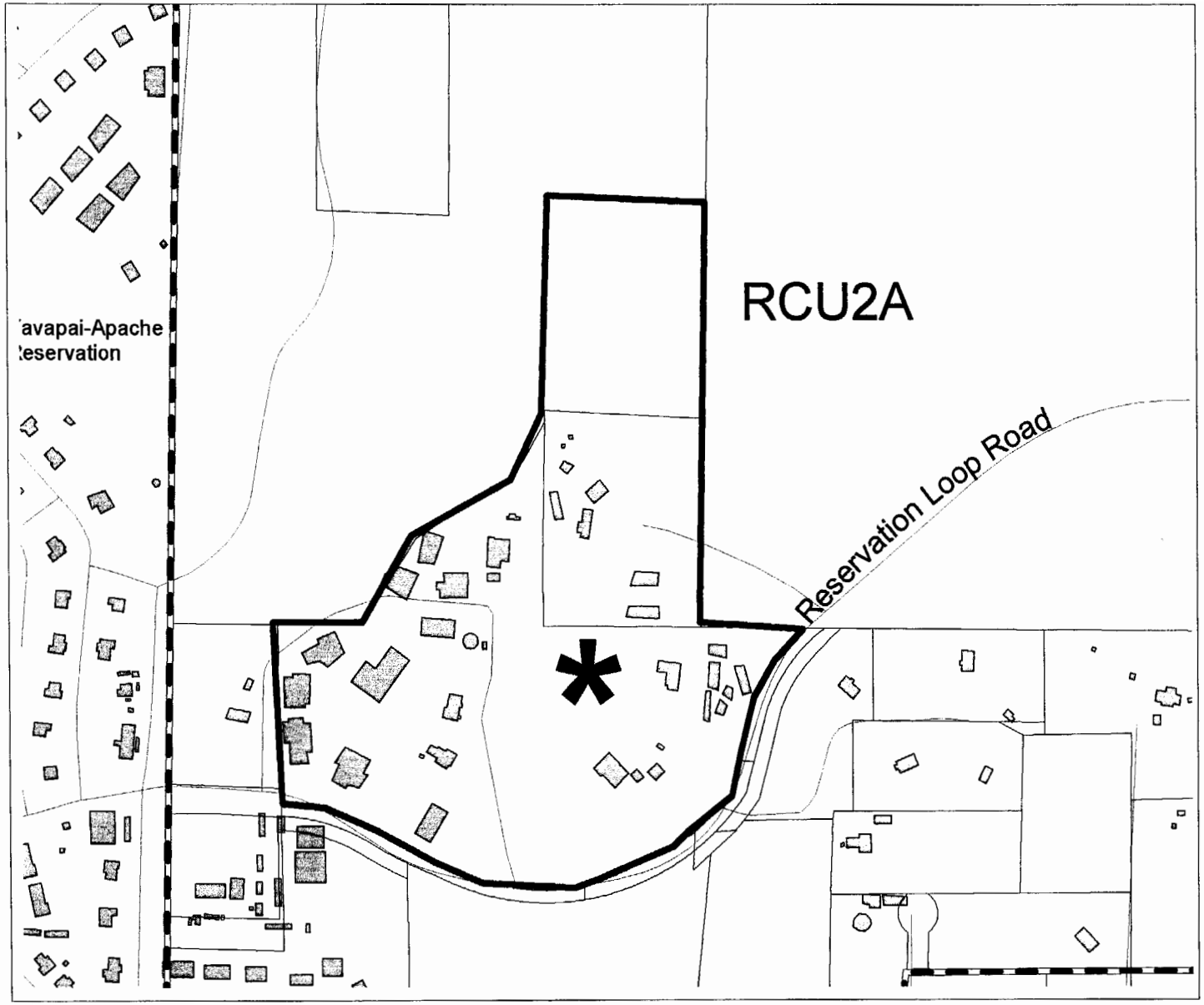
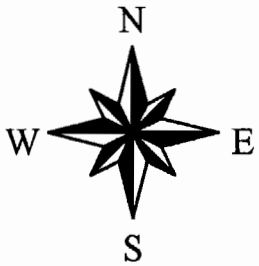
Commercial
High Density - 11 Units AC Max
Industrial
Low Density - 1 AC Min
Medium Density - 1/4 AC Min
Mixed Use
Mixed Use - Com/Ind
National Forest
Natural Resource
Open Space
Public Facilities
Rural Residential - 2 AC Min
Yavapai-Apache Nation
Regional roads
Town Boundary

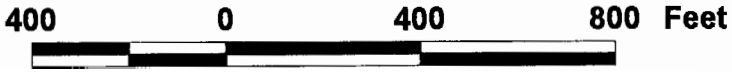
N
W E
S

400 0 400 Feet

Vicinity & Zoning Map
for UP 07-05
Amendment to UP 01-01
for Rainbow Acres Activity
on Parcels 403-17-001A, -001G & -003







Parcels 2-07.shp
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Public Facilities
Rural Residential - 2 AC Min
Yavapai-Apache Nation
Town Boundary

N
W E
S

900 0 900 Feet

LAND USE MAP
for UP 07-05 - Rainbow Acres
on Parcels 403-17-001A, -001G, & -003