



**AGENDA**  
**Special Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY DECEMBER 3, 2015**  
**6:30 PM**

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

1. **Call To Order**
2. **Roll Call**
3. **Pledge Of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes:**  
November 12, 2015 – General Plan Work Session
  - b. **Set Next Meeting, Date and Time:**  
As Needed
5. **Call To The Public For Items Not On The Agenda**  
*(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)*
6. **Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150310, an application submitted by Mr. Philip Moreau, managing member of the Verde River RV Resort - Sedona LLC, owner of parcels 403-19-205 which is 11.46 acres, 403-19-013H which is 3.7 acres, 403-19-013J which is 9.29 acres, 403-19-207 which is 1.81 acres, 403-19-013Q which is 2.46 acres, for a total of 28.72 acres located at 1472 W Horseshoe Bend Drive in Camp Verde, Yavapai County, Arizona. The property owner is requesting an amended Use Permit, in perpetuity, for all parcels, for the Verde River RV Resort, formerly known as the Camp Verde RV Resort, which will consist of one hundred fifty (150) RV sites, three (3) bath houses, one (1) operations/reception center, one (1) recreation building, one (1) maintenance building, one (1) propane fill station, one (1) pump station, one (1) wastewater treatment plant, one (1) elevated spa, one (1) miniature golf area, two (2) dog parks, two (2) pickle ball courts, one (1) playground with basketball court, one (1) horseshoe pits, and one (1) additional well. A Recreational Vehicle Park is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit.**
  1. **STAFF PRESENTATION**
  2. **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)
  3. **Declare PUBLIC HEARING CLOSED**  
Call for Commission DISCUSSION (may ask questions of applicant)

Call for STAFF COMMENTS  
Call for MOTION  
Call for DISCUSSION OF MOTION  
Call for QUESTION  
ANNOUNCE ACTION TAKEN with Findings of Fact

7. **Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending the requirements of Part Two – Zoning Classifications, Section 203 – Use District, Subsection D. R-R District (Residential-Rural), (Formerly RCU), Item 3f. “Agri-Tourism”, and Part Two – Zoning Classifications, Section 203 – Use Districts, Subsection N. AG District, Item 3a. “Agri-Tourism”.**

1. **STAFF PRESENTATION**

2. **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)
3. **Declare PUBLIC HEARING CLOSED**  
Call for Commission DISCUSSION (may ask questions of applicant)  
Call for STAFF COMMENTS  
Call for MOTION  
Call for DISCUSSION OF MOTION  
Call for QUESTION  
ANNOUNCE ACTION TAKEN with Findings of Fact

**There Will Be No Public Input On The Following Items:**

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

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

Posted by:  Date/Time: 11/23/15 11:00am

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

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

**DRAFT MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS**  
**473 S. MAIN ST. STE. 106**  
**THURSDAY NOVEMBER 12, 2015 6:00PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:00 pm.

**2. Roll Call**

Present: Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, and Hisrich  
Absent: Commissioners Norton and Parrish

Also Present: Community Development Director Michael Jenkins, Assistant Planner Kendall Welch and Recording Secretary Marie Moore.

**3. Pledge of Allegiance**

Chairman Davis led the pledge.

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

**a. Approval of Minutes:**

October 1 – Special Session  
October 8 – General Plan Work Session

**b. Set Next Meeting, Dates and Times:**

November 13, 2015 – Open Meeting Law Training (9AM-11AM)  
November 20, 2015 – Town Council Work Session (11AM)  
Commissioners need to arrive at 10:30AM. Lunch provided by Town Clerk.  
December 3, 2015 – Special Session (6:30PM)  
December 10, 2015 – General Plan Work Session (6PM)

On a motion by Commissioner Burnside, seconded by Vice Chairman Freeman, the Commission passed the Consent Agenda unanimously.

Chairman Davis provided clarification on the time of the November 20, 2015 Town Council Work Session. Chairman Davis also stated that the Town Council is requesting a quorum of the Commission at this meeting.

Assistant Planner Kendall Welch also noted the time change of the November 13, 2015 Open Meeting Law Training which was originally scheduled to end at noon. Welch also added that the Commission does have a Use Permit and Text Amendment moving forward on the December 3, 2015 Special Session.

**5. Discussion, Public Input, and Commission Consensus on Chapter 4 – Economic Development. Continued from the October 8, 2015 General Plan Work Session.**

It is the consensus of the Commission for the Chapter 4 – Economic Development Goals to read as follows:

**Goal A: CREATE AN ENVIROMENT THAT ENCOURAGES BUSINESS GROWTH, RETENTION, REVITALIZATION AND EMPLOYMENT OPPORUTNIES.**

**Implementation Strategy:**

**A1. Encourage a variety of businesses that offer diverse employment opportunities to locate within Town limits.**

Commissioner Burnside stated that he felt this strategy was limiting. Commissioner Hisrich disagreed and stated he felt it encompassed every opportunity. After further discussion, Commission agreed to leave the strategy as stated.

**A2. Encourage businesses to locate with in the Town limits to offer the opportunity to purchase a wide variety of merchandise and services locally.**

Commission agreed to add the term "and services" to the strategy.

**A3. Utilize the Town's geographically central location within the State, and proximity to the major interchange of Interstate 17 and State Route 260, to encourage businesses such as but not limited to: regional retail, manufacturing and distribution centers to locate within the Town.**

Commission discussed and agreed to add to the statement "...to encourage businesses such as but not limited to: regional retail, manufacturing and distribution centers..."

**A4. Pursue grants, studies and regional economic development proposals that will provide a direct benefit to the community.**

There were no comments or changes from the commission.

**A5. Encourage the Town to collaborate with local businesses, economic organizations, schools, and colleges to create a skilled workforce.**

There were no comments or changes from the commission.

**A6. Work with local businesses and development interests to identify processes that can be streamlined and optimized.**

The Commission agreed to replace the / between streamlined/optimized with the word "and".

**A7. Recruit complimentary businesses to support the needs of existing businesses.**

The Commission agreed that the words "the needs of" should be added and the word "employers" should be replaced with "businesses".

**GOAL B: MAINTAIN AND DEVELOP AN ATTRACTIVE ECONOMIC ENVIROMENT.**

Commissioner Burnside indicated he felt the way the goal was written was giving false information. After further discussion from the Commission, it was determined to strike the words "...community values and proved a high quality of life for residents as..." and add the words "and develop" after Maintain.

**Implementation Strategy:**

**B1. Retain and embrace the Town's history and rural character.**

Commissioner Blue indicated he felt the word "embrace" was a better descriptive word than "celebrate".

**B2. Support quality education as a community.**

There were no comments or changes from the Commission.

**B3. Encourage activities and job opportunities for all residents.**  
There were no comments or changes from the Commission.

**B4. Develop recreational amenities within the community.**  
There were no comments or changes from the Commission.

**B5. Encourage acquisition or cooperative use of Federal, State and privately owned lands to meet the community's desire for public lands and open space.**  
Commission changed the word "need" to "desire". No other changes were made.

**B6. Promote, as a community, the many tourism opportunities in and around Camp Verde.**  
Commission members did not agree with the word "Capitalize" and exchanged it with "Promote".

**B7. Support continued enforcement of Town Ordinances to ensure public health, safety and welfare.**  
Commission members changed the word "Continue" for "support". No other changes were made.

**B8. Encourage townspeople to actively participate in town government, town commissions and committees, business organizations, service clubs, school boards, parent-teacher organizations, and other groups to ensure community values and a high quality of life.**  
Commission members agreed to remove the term "Chamber of Commerce committees" due to the fact that the Town currently does not have a running Chamber of Commerce and replace the term with "business organizations".

~~**B9. Celebrate the Town's history and rural character.**~~  
Commission agreed to strike this strategy in its entirety due to the fact that this was already listed as B1.

**B9. (Previously B10.) Promote cooperation between the Town, Yavapai-Apache Nation, business organizations, local businesses, schools and residents to work together on projects to enhance the economic environment.**  
Commission replaced "Chamber of Commerce" with "business organizations" and added Yavapai-Apache Nation and schools to the statement. Chairman Davis directed staff to look through the document to locate any places that would be appropriate to list the Yavapai-Apache Nation that may have been missed.

**GOAL C: ESTABLISH CAMP VERDE AS A DESTINATION, THEREBY INCREASING VISITOR AND RETAIL TRAFFIC.**  
Commission added the word "thereby" to make the statement flow better.

**Implementation Strategy:**

**C1. Encourage the continuation of a consistent branding, marketing and self-promotion program for Camp Verde.**  
Commission replaced the word "creation" with "continuation of the consistent".

**C2. Encourage improvement of promotional and informational signage along key corridors and gateways.**  
Commission agreed to add "promotional and informational" as well as "and gateways" to the statement. Chairman Davis directed staff to research the definition and information regarding

"gateways" in other areas of the General Plan to determine if it is appropriate to include in the strategy.

**C3. Continue to develop the existing multi-use trail network with stakeholders.**

Commission agreed to replace "a comprehensive" with "the existing". Commissioner Burnside commented on the existing trail map and the fact that Camp Verde was the first Town in the State to have one.

**C4. Support the continued development of a Verde River Recreation Master Plan.**

Commission agreed to replace "implementation" with "the continued development".

**C5. Continue to implement historic preservation initiatives.**

Commission agreed to strike the end of the sentence reading "...and the telling of Camp Verde's story."

**GOAL D: PLAN FOR ADEQUATE INFRASTRUCTURE TO SUPPORT AND GROW BUSINESS, TOURISM AND DEVELOPMENT.**

Commission agreed to replace "Provide" with "Plan for".

**Implementation Strategy:**

**D1. Encourage development in areas where water, sewer and electric are existing or anticipated.**

Commission replaced "to areas" with "in areas", removed the words "currently located on major collector roads" and replaced "existing & anticipated" with "existing or anticipated".

**D2. Encourage utilities and related infrastructure to support future commercial and industrial growth as appropriate.**

There were no comments or changes from the Commission.

~~**D3. In the design of the 260 corridor create a plan to enable an aesthetic balance of community development and view sheds, utilize design opportunities in roundabouts, and preserve trail connectivity.**~~

Commission agreed to strike the strategy in its entirety.

**D3. (Previously D4.) Encourage efforts to improve the overall aesthetics of the community.**

Commission agreed to replace "a beautification program" with the word "efforts".

Commission also agreed to strike items D.5 through E.3.

**6. Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.**  
Continued from the October 8, 2015 General Plan Work Session.

The Commission reviewed and discussed the changed information provided on [Table 6: Residential Structure Type By Residential Property Grouping]. Assistant Planner Kendall Welch explained to the Commission where she obtained the data represented and how she implemented it into the table for Commissions review and approval. The Commission was in support of all of the revisions.

Commissioner Blue expressed his concern regarding the paragraph describing apartment units and that it only portrays subsidized housing opportunities. Vice Chairman Freeman indicated he felt the statement should be generalized rather than specific with its numbers which leaves room

for error. The Commission agreed the statement shall read as follows:

**Camp Verde has a number of rental opportunities, some of which are available for income qualified families.**

**7. Adjournment**

**On a motion by Commissioner Burnside, seconded by Commissioner Hisrich, the meeting adjourned at 7:28 pm.**

\_\_\_\_\_  
Chairman B.J. Davis  
Planning & Zoning Commission

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

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona held on the 12<sup>th</sup> day of November, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2015.

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



**Town of Camp Verde**

**Agenda Item Submission Form - Section I**

**Planning & Zoning Commission – Special Session**

**Meeting Date: December 3, 2015**

Consent Agenda       Decision Agenda       Executive Session Requested

Presentation Only       Action/Presentation

**Requesting Department:** Community Development

**Staff Resource/Contact Person:** Community Development Director, Michael Jenkins  
Assistant Planner, Kendall Welch

**Agenda Title (be exact):** Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150310, an application submitted by Mr. Philip Moreau, managing member of the Verde River RV Resort - Sedona LLC, owner of parcels 403-19-205 which is 11.46 acres, 403-19-013H which is 3.7 acres, 403-19-013J which is 9.29 acres, 403-19-207 which is 1.81 acres, 403-19-013Q which is 2.46 acres, for a total of 28.72 acres located at 1472 W Horseshoe Bend Drive in Camp Verde, Yavapai County, Arizona. The property owner is requesting an amended Use Permit, in perpetuity, for all parcels, for the Verde River RV Resort, formerly known as the Camp Verde RV Resort, which will consist of one hundred fifty (150) RV sites, three (3) bath houses, one (1) operations/reception center, one (1) recreation building, one (1) maintenance building, one (1) propane fill station, one (1) pump station, one (1) wastewater treatment plant, one (1) elevated spa, one (1) miniature golf area, two (2) dog parks, two (2) pickle ball courts, one (1) playground with basketball court, one (1) horseshoe pits, and one (1) additional well. A Recreational Vehicle Park is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit.

**List Attached Documents:** Land Use Application Form, Warranty Deed with Exhibit "A" Legal Description, Directions to Property, Diminution of Value, Letter of Intent, Neighborhood Meeting Affidavit, Summary Statement for Neighborhood Meeting, Neighborhood Meeting Sign In Sheet, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent Properties, Agency Comments

**Estimated Presentation Time:** 20 minutes

**Estimated Discussion Time:** 30 minutes

**Reviews Completed by:**

Department Head:       Town Attorney Comments:

**Background Information:** An application for Use Permit 20150310 was submitted by Mr. Philip Moreau, managing member of the Verde River RV Resort – Sedona LLC, owner of parcels 403-19-205, 403-19-013H, 403-19-013J, 403-19-207 and 403-19-013Q, totaling 28.72 acres, for a new Use Permit to renovate the property consistent with its current use as an RV Park by reducing the current number of RV spaces from 306 to 150, adding three new auxiliary buildings, adding numerous recreational amenities and completing a comprehensive infrastructure overhaul. The applicant is requesting that the new Use Permit, if approved, be in perpetuity as is the condition of the current Use Permit 2010-02 which was approved by the Town Council under Resolution 2010-824 on December 13, 2010.

**The Following Has Been Completed By The Applicant Or Staff:**

- The applicant mailed out letters to the neighboring property owners within 300' of the subject property which invited them to attend the neighborhood meeting on October 16, 2015.
- The subject property was posted with a Notice of Neighborhood Meeting on October 20, 2015 by Community Development Staff.
- The Neighborhood Meeting was held on November 9, 2015 at 5:30pm in the Office Building of the Verde River RV Resort, located at 1472 W. Horseshoe Bend Dr., Camp Verde, AZ. There were approximately 11 people in attendance, including 3 Town Staff from the Community Development Department. Please see the Summary Statement for Neighborhood Meeting that has been included in this agenda packet for a summary of questions/concerns raised at the Neighborhood Meeting.
- Community Development Staff mailed out 47 letters to properties located within 300' of the subject parcel on November 12, 2015. This letter advised the neighbors of the Planning & Zoning Commission meeting date and time, as well as the tentatively scheduled meeting date and time the item will appear before Town Council.
- A Notice of Hearing was placed in the Verde Independent – Camp Verde Bugle Newspaper on Sunday, November 15, 2015 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property located at 1472 W. Horseshoe Bend Dr., Camp Verde, AZ on November 19, 2015 by Community Development Staff.

**Comments Received From The Public:** Community Development Staff has not received any comments from the Public on this item in response to the letters mailed out on November 12, 2015.

**Staff Review:** Staff reviewed the submitted site plan and compared it with the RV Park Development Standards, Section 306 of the Planning & Zoning Ordinance (Mobile / Manufactured Home & RV Park Standards) with the following determinations:

- Section 306.B.3 (Community Use Area) requires the park to provide at least 10% of the total park area for Community Use Area which is land devoted to recreation and service facilities, non- boundary landscaping and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas. These Community Use Areas are provided as follows:

**PROPOSED COMMUNITY USE AREAS CHART**

PROPOSED LAND USE	SQUARE FOOTAGE	ACRES
Club House, Pool & Pickle Ball (Recreation Area)	14,000	0.3214
Recreation Building & Mini Golf Area. (Recreation Area)	7,800	0.1791
Bath Houses (3) (Service Facility)	3,400	0.0781
Dog Parks (2) (Service Facility)	3,500	0.0803
Horse Shoe Pit (Recreation Area)	2,112	0.485
Playground – Basketball Court (Recreation Area)	3,600	0.0826
River Recreation Area (Recreation Area)	3,000,000	6.89

**Total Acres of Community Use Area = 8.12 Acres**

**Final Analysis (Community Use Area)**

**Total Park Property = 28.72 acres**

**Total Community Use Area = 8.12 acres**

**Percent of Community Use Area = 8.12 acres / 28.72 acres = .28 x 100 = 28% (OK)**

- Section 306.C.3 requires a strip of land 20 ft. in width abutting all recreational vehicle park property lines to be maintained for landscaping. This landscaping buffer area is available around the boundaries of the park except for two small locations. The first location is along the South side of the access road into the park for an approximate 300 foot stretch. The other location is at the furthest South and East park road adjacent to the South Property line of the Park. **(Substantial Compliance has been met.)**
- Section 306.C.2 requires that each recreational vehicle space be at least 1500 square feet and at least 30 ft. in width and have a compacted gravel surface at least ten feet in width and twenty feet in depth. Random calculations were performed to check the RV space sizes with a minimum space size of 1600 square feet as the smallest and 4,000 square feet as the largest checked. The compacted gravel surface parking areas were determined to have minimum dimensions of 12 feet wide and 40 feet depth. **(OK)**

**Agency Comments:** Reviewing agencies were notified and a summary the responses received have been listed below. Please see the attached Agency Comments included in the agenda packet for additional information.

**Arizona Public Service: (Brandon Echols)**

1. The new office appears to be in conflict with the overhead line.

**Note: This has been addressed by the applicant by relocating the office building and revising the site plan to show its new location.**

**Camp Verde Fire District: (Kristi Gagnon, Fire Marshal):**

1. All portions of the fire apparatus access roadway must meet the minimum standards of the IFC:
  - a. IFC 503.1.1 –Fire apparatus access roads with a width of only 20 feet shall be marked with permanent “NO PARKING – FIRE LANE” signs. Signs shall measure 12 inches by 18 inches have red letters on a white background, and shall comply with Federal Department of Transportation Standards for R8-31.
  - b. IFC 503.2.3 – Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities.
  - c. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus, including proper turning radius.
2. IFC 507.1 – An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (Water flows are based on building construction type and square footage.
3. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetic letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structures.
4. Fire extinguishers are required to be provided in accordance with IFC and NFPA. Additional requirements may be forthcoming once the building plans have been submitted.

**Camp Verde Water System (Rick Tackett):**

Water service is not being requested by the applicant from Camp Verde Water System and it appears that the proposed RV Park construction will not impact the Water System.

**Town of Camp Verde Building Division (Robert Foreman, Building Official):**

Building Division has no comments or concerns at this time. It is agreed that all new structures and utility infrastructure will be permitted through the Building Division.

**Town of Camp Verde Community Development (Mike Jenkins, Community Development Director):**

There are currently no complaints against the Verde River RV Resort (formerly Camp Verde RV Resort) nor have there been any complaints filed with the Community Development Office within the last 8 years. Staff is recommending approval in perpetuity.

**Town of Camp Verde Public Works Department: (Troy Odell, Deputy Director)**

The Public Works Department will request the following submittal items:

1. A Grading and Drainage Plan and Drainage Report
2. A SWPPP for the development of the site.
3. A design of the entrances showing how they tie into Horseshoe Bend Road. Note: This design can be comprehensive and simple to just mainly show us how the driveways will be developed.
4. Show flood plain on the site plan and draft some sort of an evacuation plan and plan to limit any permanent type structures from influencing the flood plain.
5. Per prior telephonic conversations with Philip Moreau and his Engineer and following meetings, it is assumed that they will be working closely with the Public Works Department for this development to fund a sewer line construction to the project from the current end of sewer at Dickinson Circle. We would look for this to continue through this review process.

**Town of Camp Verde Sewer Division (Jan Grogan, Manager):**

This property is located in an area that will be served by sewer after the Highway 260 widening project. At the same time sewer becomes available, this property will be required to connect and abandon their System. I have tried to contact Mr. Moreau to discuss his sewer options but, I have been unable to reach Him. We need to have a meeting with Mr. Moreau before he finalizes plans for his on-site system.

**Note: Jan Grogan & Troy Odell did finally contact Mr. Moreau and they are in current discussions about sewer extension vs. on-site disposal.**

**UniSource (Rhonda Martin, Planner, Verde Valley District):**

I received the use permit application for the new Verde River RV resort. We have no natural gas inside the park, however we do have gas on Horseshoe Bend if they are interested in receiving natural gas for the office or rec building. If they're interested they can contact the planning department at (928) 203-1295.

**Yavapai County Development Services: (Stacey Clark, RS):**

Yavapai County Development Services-Environmental Unit has delegation from the Arizona Department of Environmental Quality to make licensing decisions for onsite wastewater systems up to a design flow of 23,999 gallons per day, sewage collection systems, drinking water distribution systems, semipublic swimming pools and spas.....

Onsite wastewater systems: The attached permits show sufficient onsite wastewater systems for 50 spaces. The plot plans showing locations of the systems are not particularly good. I am not sure that you will be able to locate the systems based on them. There are rules in Arizona Administrative Code (AAC) R18-9-Article 3 about abandoning systems if you decide to go that route. If you decide to construct additional systems to accommodate the project a professional engineer registered in the state of Arizona will need to design the improvements in accordance with AAC R18-9-Article 3, E323 especially. It appears that denitrification may be needed based on my back of the envelope calculations.

Sewage collection system: You will need to have a collection system designed that meets the requirements of AAC R18-9-E301 and submit the design and application along with the appropriate Fees to the EU for the interior park collection system and if you go offsite to connect to the Camp Verde Sanitary District.

Water distribution system: You will need to have a distribution system designed that meets the requirements of AAC R18-5-Article 5 and submit the design and application along with the appropriate Fees to EU for the interior park distribution system and if you decide to connect to the Camp Verde Water System, New wells or storage reservoirs will be considered by the Arizona Department of Environmental Quality.

Swimming pool remodel and new spa: You will need to have these designed so that they meet the requirements of AAC R18-5-Article 2 and submit the design and application along with the appropriate Fees to the EU.

**Yavapai County Flood Control (Vickie Lewis, Hydrologist):**

These parcels are substantially within the Floodway and Flood Fringe of the Verde River. An RV Park is a recommended use within the Floodway as all habitable spaces must be road-ready and can be relocated Within short notice in a flooding event. The following comments are the result of this preliminary review.

1. Any new structures placed within the Special Flood Hazard Area or within the 20-foot setback must meet the guidelines for compliance of construction within the Special Flood Hazard Area.
2. Any fenced areas, for example the proposed Dog Parks, Ball Courts, etc., must be constructed as a break-away fence so that they lie down in a flooding event.
3. More information is needed to ensure that the proposed New Pump Station is sealed.
4. Any proposed new electric lines must be located above Regulatory Flood elevations. It is recommended that a master shut off switch be made available.
5. Stairways within the Floodway must be designed in a manner that would resist scour or displacement within a flood event.
6. Any improvements to the site that include the disturbance of an acre or greater should have a SWPPP and NOI and be approved by the Town of Camp Verde Public Works. No increase in ground elevation is allowed within the Floodway unless the improvements are engineered with a Certificate of No RISE provided to Yavapai County Flood Control.
7. Additional items may be required with permit submittal that are not evident in this review.

***Recommended Motion:***

**Recommendation for approval (or denial) to Council on Use Permit 20150310, an application submitted by Mr. Philip Moreau, managing member of the Verde River RV Resort - Sedona LLC, owner of parcels 403-19-205 which is 11.46 acres, 403-19-013H which is 3.7 acres, 403-19-013J which is 9.29 acres, 403-19-207 which is 1.81 acres, 403-19-013Q which is 2.46 acres, for a total of 28.72 acres located at 1472 W Horseshoe Bend Drive in Camp Verde, Yavapai County, Arizona. The property owner is requesting an amended Use Permit, in perpetuity, for all parcels, for the Verde River RV Resort, formerly known as the Camp Verde RV Resort, which will consist of one hundred fifty (150) RV sites, three (3) bath houses, one (1) operations/reception center, one (1) recreation building, one (1) maintenance building, one (1) propane fill station, one (1) pump station, one (1) wastewater treatment plant, one (1) elevated spa, one (1) miniature golf area, two (2) dog parks, two (2) pickle ball courts, one (1) playground with basketball court, one (1) horseshoe pits, and one (1) additional well. A Recreational Vehicle Park is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit.**



\$1800  
60 FIRE MANSKILL  
1500 @15/space for 100 spaces  
250 @5/space for 50 spaces  
3610

# Land Use Application Form

Project #: 20150310

1. Application is made for:

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

2. Project Name: VERDE RIVER RV RESORT; RENOVATION

3. Contact Information: (a list of additional contacts may be attached) RV MANAGEMENT SERVICES-SD, LLC  
Please print or type legibly  
Owner Name: VERDE RIVER RV RESORT- SEDONA Applicant Name: PHILIP MOREAU

Address: 1472 W. HORSESHOE BEND DR Address: 25515 VIA MARIQUITA

City: CAMP VERDE State: AZ Zip: 86322 City: CAMEL State: CA Zip: 93923

Phone: 928-202-3409 Phone: 301-252-5600

E-mail: DIVINUPSM@AOL.COM E-Mail: DIVINUPSM@AOL.COM → 403-19-0135

4. Property Description: Parcel Number 403-19-205, 403-19-0134 Acres: \_\_\_\_\_  
Address or Location: 1472 W. HORSESHOE BEND, CAMP VERDE, AZ 86322  
Existing Zoning: RCU 2A Existing Use: RV RESORT  
Proposed Zoning: RCU 2A Proposed Use: RV RESORT

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

With the acquisition of Camp Verde RV Resort on September 11, 2015, the new owner hopes to fully renovate the Property consistent with its current use, making the new "Verde River RV Resort" one of the finest RV resorts in Arizona. The renovation plan calls for 150 RV spaces, three new auxiliary buildings, numerous recreational amenities, and a complete infrastructure overhaul.

6. Certification:

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

Owner: PHILIP MOREAU Date: 9/27/15 AND

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

Applicant: PHILIP MOREAU Date: 9/27/15

RV MANAGEMENT SERVICES-SD, LLC

RECORDING REQUESTED BY:  
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:  
VERDE RIVER RV RESORT - SEDONA, LLC, a  
Virginia limited liability company  
25515 Via Mariquita  
Carmel, CA 93923

ESCROW NO. 05501-11581

STEWART TITLE & TRUST OF PHOENIX

SPACE ABOVE THIS LINE FOR RECORDERS USE

### Warranty Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,  
**WHR PROPERTIES, INC.** a Colorado corporation, who acquired title as **WHR PROPERTIES, INC.,**  
Delaware corporation

do/does hereby convey to  
**VERDE RIVER RV RESORT - SEDONA, LLC**, a Virginia limited liability company  
the following real property situated in Yavapai County, State of Arizona.

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way,  
covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

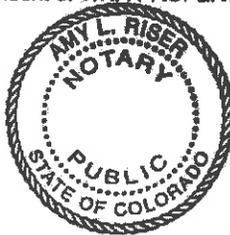
Dated this 8 day of September, 2015.

WHR PROPERTIES, INC. a Colorado corporation

James C. Loken  
James C. Loken, President

State of ~~Arizona~~ <sup>Colorado</sup> )  
County of ~~Yavapai~~ <sup>Gunnison</sup> ) ss

This instrument was acknowledged before me this 8 day of September, 2015 by  
James C. Loken, President of WHR PROPERTIES, INC. a Colorado corporation.



Amy L. Riser  
Notary Public  
My commission expires: 9-16-15

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel No. 1:**

A portion of the South half of the South half of Section 13, Township 14 North, Range 4 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 89 degrees 59 minutes 13 seconds East, a distance of 807.59 feet to the True Point of Beginning; thence North 21 degrees 56 minutes East, 539.01 feet to a point; thence East, a distance of 298.38 feet to a point; thence North 24 degrees 41 minutes 03 seconds East, a distance of 370.17 feet to a point; thence North 40 degrees 59 minutes 55 seconds East, a distance of 642.38 feet to a point; thence South 89 degrees 49 minutes East, a distance of 951.30 feet to a point in the centerline of the Verde River; thence South 89 degrees 29 minutes 43 seconds East down the centerline of the Verde River, a distance of 141.26 feet; thence South 2 degrees 16 minutes 44 seconds East down the centerline of the Verde River, a distance of 441.86 feet to a point; thence South 10 degrees 28 minutes 13 seconds West down the centerline of the Verde River, a distance of 582.07 feet to a point; thence South 23 degrees 59 minutes 07 seconds West down the centerline of the Verde River, a distance of 209.64 feet to a point; thence West a distance of 1907.02 feet to the True Point of Beginning;

Except therefrom a portion of the South half of said Section 13, described as follows:

Beginning at the Southwest corner of said Section 13; thence North 89 degrees 59 minutes 13 seconds East, a distance of 826.45 feet to a point; thence North 21 degrees 56 minutes East, a distance of 409.65 feet to a point; thence East a distance of 338.5 feet to the True Point of Beginning; thence North 30 degrees 00 minutes East, a distance of 729.13 feet to a point; thence East a distance of 683.00 feet to a point; thence South 30 degrees 00 minutes West, a distance of 758.00 feet to a point; thence West a distance of 583.00 feet to a point; thence North a distance of 25.00 feet; thence West a distance of 85.57 feet to the True Point of Beginning; and

Except Commencing for reference at the Southwest corner of said Section 13; thence East along the South line of said Section, a distance of 1019.85 feet to the tread of the Woods Ditch and True Point of Beginning; thence leaving said South line, North 32 degrees 57 minutes 28 seconds East along the tread of said ditch, a distance of 363.55 feet to an angle point; thence continuing along the tread of said ditch, North 24 degrees 41 minutes 03 seconds East, a distance of 32.62 feet to a point; thence leaving said ditch, North 87 degrees 51 minutes 15 seconds East, a distance of 444.07 feet to a point; thence North 89 degrees 50 minutes 02 seconds East, a distance of 252.07 feet; thence South a distance of 352.04 feet to a point on the South line of said Section 13; thence West along said South line, a distance of 907.23 feet to the True Point of Beginning.

**Parcel No. 2:**

A portion of the South half of Section 13, Township 14 North, Range 4 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 89 degrees 59 minutes 13 seconds East, a distance of 826.45 feet to a point; thence North 21 degrees 56 minutes East, a distance of 409.65 feet; thence East 338.55 feet to the True Point of Beginning; thence North 30 degrees 00 minutes East, a distance of 729.13 feet to a point; thence East a distance of 683.00 feet; thence South 30 degrees 00 minutes West, a distance of 758.00 feet to a point; thence West, a distance of 583.00 feet to a point; thence North a distance of 25.00 feet to a point; thence West a distance of 85.57 feet to the True Point of Beginning;

Except any portion of the above described parcels lying in Verde River Meadows No. 2, according to the plat of record in the Office of the County Recorder of Yavapai County, Arizona recorded in Book 11 of Maps, Page 35; and

Except any portion of the described parcels lying within the boundaries of those certain parcels of meander land shown on Yavapai County Assessor's as the following Parcel Nos. 403-19-013S; 403-19-013U; 403-19-013V; 403-19-165 through 176, 403-19-206A, 403-19-217E, and 403-19-217M.



## Directions to Property

Assessor's Parcel Number 403-19-205 403-19-013H

Applicants Name PHILIP MOREAU, RV MANAGEMENT SERVICES, LLC

Property Address 1472 HORSESHOE BEND RD., CU, AZ

### Directions To Property:

- Interstate 17 to exit 287.
- West on State Route 260.
- Turn right on Horseshoe Bend Dr.
- 1472 W Horseshoe Bend Dr. will be on the right.





**Philip Moreau**  
25515 Via Mariquita  
Suite 100  
Carmel, CA 93923  
Cell: 301-252-5600

Mr. Mike Jenkins  
Community Development Director  
Town of Camp Verde  
473 South Main Street  
Suites 108 & 109  
Camp Verde, AZ 86322

September 27, 2015

**RE: Letter of Intent for the Renovation of the Camp Verde RV Resort**

Dear Mr. Jenkins,

**RV Management Services – SD, LLC (“RVMS”)** is the Asset Manager for **Verde River RV Resort – Sedona, LLC**, who acquired on September 11, 2015, five parcels in the Town of Camp Verde totaling approximately 24 acres at 1472 W. Horseshoe Bend Drive, approximately three miles west of I-17 and approximately one mile north of Hwy 260. (A vicinity map is included with this Conditional Use Permit (CUP) application.) These five parcels, zoned RCU 2A, have functioned as the “Camp Verde RV Resort” for more than forty years and has had multiple owner/managers, including KOA, American Adventure Campground and, most recently for more than 15 years, Western Horizon Resorts (“WHR”). For at least the last 27 years, this Property has been a “members only” private RV resort and has not been open to the public.

## **BACKGROUND**

On November 17, 2010, the Common Council of the Town of Camp Verde approved UP 2010-02 for the continuing operation of the RV resort that pursuant to Use Permit No. 95-14 included no more than 159 sites, a clubhouse and a swimming pool, an operations / reception center, RV storage, children’s play area, water system storage and other amenities for use of the members only. Moreover, on November 17, 2010, Council also approved the “Master Site Plan” that included 306 sites and three “restrooms” (large bathhouses with multiple facilities).

## **PROPOSED PLAN**

RVMS comes now before the Community Development Director and the Town Council to submit herewith a CUP application with the goals of maintaining the existing RV resort use and opening the resort to public use whose target market will be families, tourist and snowbirds. The RVMS CUP application is designed to achieve a simple goal: with a comprehensive renovation to the existing property, RVMS will make the newly named property (now the “Verde River RV Resort” or the “Property”) one of the finest RV resorts in northern Arizona. The RVMS CUP application calls for only 150 RV sites, three bathhouses (two of which are existing), and two additional buildings (an operations

/ reception center and a recreation building). The design with arching roads and spacious sites will result in a first rate RV resort.

Importantly, the RVMS CUP application details a reduction of approximately 50% in the number of RV sites to 150 from the Council approved Verde River Master Site Plan dated November 17, 2010, that called out 306 RV sites. The RVMS CUP plan calls for the addition of only three new buildings, all out of the flood plan, similar in function to the buildings approved in the 2010 Master Plan, including: 1.) a welcome / check-in office and lounge building; 2.) a recreation building with a fitness center, billiard room and a “rally” room for family reunions and similar social functions; and 3.) a new bathhouse facility that will house six to eight private bathroom suites, a launderette, and a laundry/housekeeping storage area. Numerous new recreational amenities are also detailed in the RVMS CUP application, including the addition of a miniature golf course; two pickleball courts; a spa; an all-purpose court for basketball, four square and related games; dog park areas; horseshoe pits; access to the Verde River; and a children’s playground. The entry area to the resort at the bend in W. Horseshoe Bend Drive will be the same entry area as shown on the 2010 Master Plan.

Of course, implementation of the RVMS CUP design requires significant infrastructure improvements to the water (with the addition an additional a water well to be drilled and permitted), sewer (with a state-of-the-art waste water treatment facility), and electric service (subject to APS review and approval). RVMS will also address the necessary road construction with ample traffic lanes and turning zones to meet fire department considerations, albeit the RVs will all be road ready. Extensive irrigation systems and landscaping are also in the scope of improvements necessary to make the Property a five star resort. Lighting will include soft, high sodium light heads on 20 foot poles that will be well below the threshold of the Town Code for lumens per acre. Finally, RVMS will also create a high speed, stable internet network and WiFi system in that internet connectivity is no longer an amenity but a necessary utility to meet the demands of today’s “wired in” RV community.

FEMA maps were reviewed for this CUP renovation plan, and RVMS has met with FEMA representatives who have preliminarily agreed that the renovation plan as proposed in this RMVS CUP application is sound provided the RVs to be sited at the Property are fully licensed and ready for highway use, *i.e.*, are on their wheels, have quick disconnect type utilities and have no permanently attached additions. At the lower area of the Property, signage indicating that it is in a flood zone will be posted.

RVMS is financially able to proceed immediately with the implementation of this proposed CUP plan and need not stage this renovation. Moreover, similar to the Resolution 2010-824 of the Common Council that approved Use Permit 2010-02, RVMS respectfully requests the new Use Permit per this Application have no time limit.

## **RV MANAGEMENT SERVICES**

RVMS currently manages eight RV resorts in six states. All of these RV resorts are highly rated by both Trip Advisor and Good Sam. In fact, of the approximate 7000 RV properties rated by Good Sam for 2015, only 137 are rated a perfect 10/ 10 / 10. Of these 137 “perfect” Good Sam properties, four of the seven RVMS Resorts that have been in operation for one year or more are rated the perfect 10 / 10 / 10.

RVMS is owned by Philip Moreau. Since 1985, Mr. Moreau has been involved in the ownership, development and management of income producing real estate, specializing exclusively in the MHC and RV sector since 1995. Having raised more than \$1 billion in equity for real estate investment, Mr. Moreau has assembled an experienced team to achieve the business plan for the acquisition and management of the Property. Currently, Mr. Moreau is the Managing Member of the eight affiliated management companies that operate the eight affiliated RV resorts, including: Twin Grove RV Resort & Cottages, Pine Grove, PA; Americamps RV Resort, Ashland, VA; Fayetteville RV Resort & Cottages, Wade, NC; Indian Water RV Resort & Cottages, Indio, CA; Casa Grande RV Resort & Cottages, Casa Grande, AZ; Wine Ridge RV Resort & Cottages, Pahrump, NV; Raleigh Oaks RV Resort & Cottages, Four Oaks, NC; and North Landing Beach RV Resort & Cottages, Virginia Beach, VA.

Mr. Moreau graduated from the University of North Carolina (Chapel Hill) with a BA degree in 1970 and from Washington University Law School (St. Louis) with a JD degree in 1980 and a LL.M. (Taxation) degree in 1982. Mr. Moreau was a Adjunct Professor at Golden Gate University (San Francisco) (Tax Research and Decision Making) while working as a full time tax manager at Arthur Young in San Francisco from 1983-1985, after which Mr. Moreau began his career in the acquisition, management and sale of income producing real estate, starting with a Boston based firm (Winthrop) and then a firm in the San Francisco Bay area (Liquidity Fund). Mr. Moreau started RVMS in 2008, sensing unique buying opportunities and believing that it is better to “buy your straw hats in the winter.”

# Affidavit

403-19-205  
 403-19-013H  
 403-19-013J  
 403-19-013Q  
 403-19-207

PHILIP MOREAU

I RV MANAGEMENT owner of parcel \_\_\_\_\_ have notified my neighbors within 300' of my residence, by sending letters on OCT 9, 2015 to notify them of the neighborhood meeting that I conducted on the 9<sup>th</sup> day of NOVEMBER 2015.

I posted my property with meeting date and time on the ~~08~~ 9 day of OCT 2015.

PHILIP MOREAU

I RV MANAGEMENT owner of parcel ~~403-19-205~~ have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 9 day of NOVEMBER 2015.

Summary  
Statement:

SEE ATTACHED.

If Summary statement is too long, attach a copy.

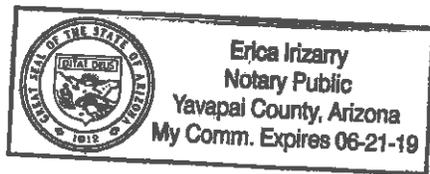
State of Arizona }

County of Yavapai }

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 12<sup>th</sup> day of November 2015.



Erica Irizarry  
Signature of Notary

## **Attachment to Affidavit**

### **Summary Statement for Neighborhood Meeting**

#### **Use Permit Application**

On November 9, 2015, a "Neighborhood Meeting" was held at the Property (1472 W. Horseshoe Bend Rd.) at 5:30pm for consideration of the Use Permit application. Approximately 6 neighbors attended, including one couple. Three representatives from the Town of Camp Verdi also attended. The meeting lasted approximately one hour.

The meeting commenced with a 20 minute presentation by Philip Moreau as to the goal for the renovation of the Property formerly know as Camp Verde RV Resort and now renamed Verdi River RV Resort. Mr, Moreau summarized the goal for the Property renovation as a "focused effort to make the tired old Property into one of the finest, if not the finest, RV resorts in northern Arizona and even all of Arizona."

Mr. Moreau explained that for about 20 years he has focused exclusively on the acquisition, renovation and management of RV properties, having been involved in more than 50 such properties located throughout the USA. Noting that several millions of dollars would be spent making the new Verdi River RV Resort complete, Mr Moreau believes this Verdi River property has great potential to be an upscale and very attractive RV resort, similar to the eight other highly rated affiliated properties owned and operated by Mr. Moreau at this time. Mr Moreau was keen to note that his current plan is to have only 150 full service RV sites, numerous amenities, paved roads, and three new recreation and functional buildings, located at the upper entrance to the Property, out of the flood plane. This is in sharp contrast to the Use Permit approved by the Town Council in November 2010 that called for a totl of 306 sites.

After his presentation, Mr Moreau opened the meeting to any and all questions. The neighborhood group was very cordial and asked several good questions to which Mr. Moreau responded, as follows:

Q. What will be the water source?

A. The one existing well will be supplemented with an additional well and an all newly engineered water distribution system.

Q. Can neighbors utilize access to the river?

A. Yes, neighbors will have open access to the river , will be allowed to buy a day use use pass for the facilities, and will have relatively open access to the Property post build out.

Q. What are the park models like?

A. The park models are RVs on wheels and axes, road ready at all times, shaped like charming cottages with less than 400 square feet of space. The Property will feature three different models: studio one room units; two bedroom units with a large living/dining area and a bay window; and two bedroom units with bunks and a smaller living area but larger bedrooms.

Q. Will there be cement pads?

A. No. However, the roads will be asphalt and the actual pads or RV sites will be compacted gravel. All sites will be rather spacious.

Q. Will there be development by the existing storage area?

A. Yes, there will be approximately 10 RV sites in the "old" storage area.

Q. Where on the Property is the Verdi Ditch located?

A. The Verdi Ditch is at the western most property line edge. The irrigation system that has been broken for years will be fixed and the Property will be beautifully landscaped.

Q. What is the sewer situation?

A. There is a chance Mr. Moreau will assist in the development of a main sewer line coming to the Property. To the benefit of the neighborhood, neighbors may be allowed to tap into this new sewer line that may run somewhere close to the Verdi Ditch. However, if progress stalls on bringing the new sewer main to the Property to the benefit of the neighborhood, the Property may be simply revert back to its original idea of constructing a small waste water treatment facility at the upper area of the Property, out of the flood plain. Negotiations are underway with the Town of Camp Verdi to get direction.

After a gracious and heart felt "Thank You for attending" Mr. Moreau received numerous "best of luck to you" wishes and the meeting adjourned.

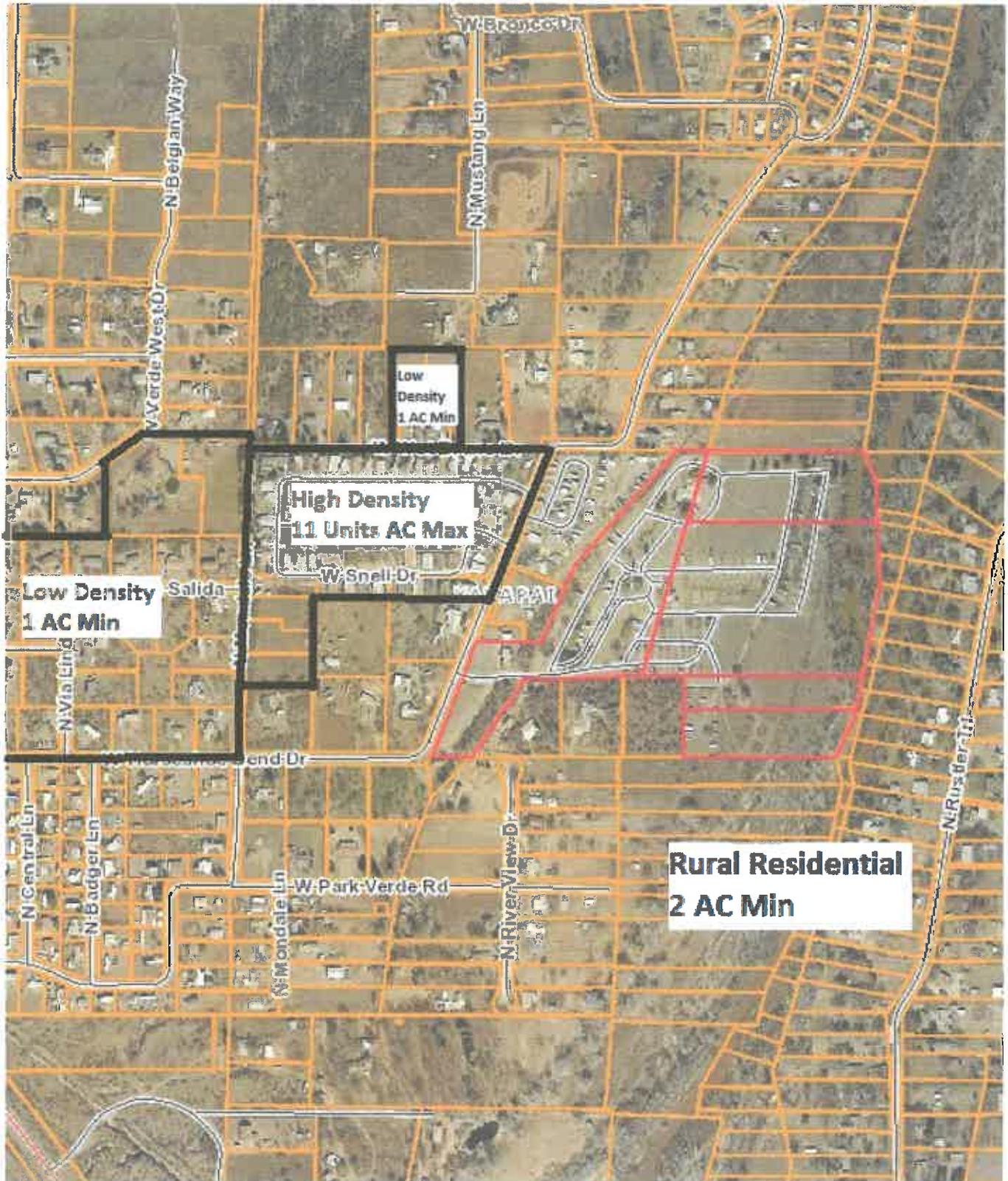
## Neighborhood Meeting Sign in Sheet

**PLEASE PRINT**

Name	Address	E-Mail
Sharon Lara	1500 Horseshoe	sharonlara@swiftaz.net
Dennis Shimer		Dennis_Shimer@yahoo.com
SANDY FARRAR	PO Box 842 Camp Verde	Sandra_Farrar@Aol.com
Kendall Welch	4735 main St. Ste 108+109	Kendall.welch@campverde.az.gov
MICHAEL JENKINS	TOWN OF CAMP V.	MIKE.JENKINS@CAMPVERDE.AZ.GOV
Clay Bennett	1500 W. Horseshoe Camp Verde	
Arlene & Chelene Ferguson	1496 W. Horseshoe Bend	Chelene_ferguson71@yahoo
Judy & Gary Stephens	Space 27	Judy.L.Stephens@gmail.com
Michael Green	1488 W. Horseshoe Bend Drive	

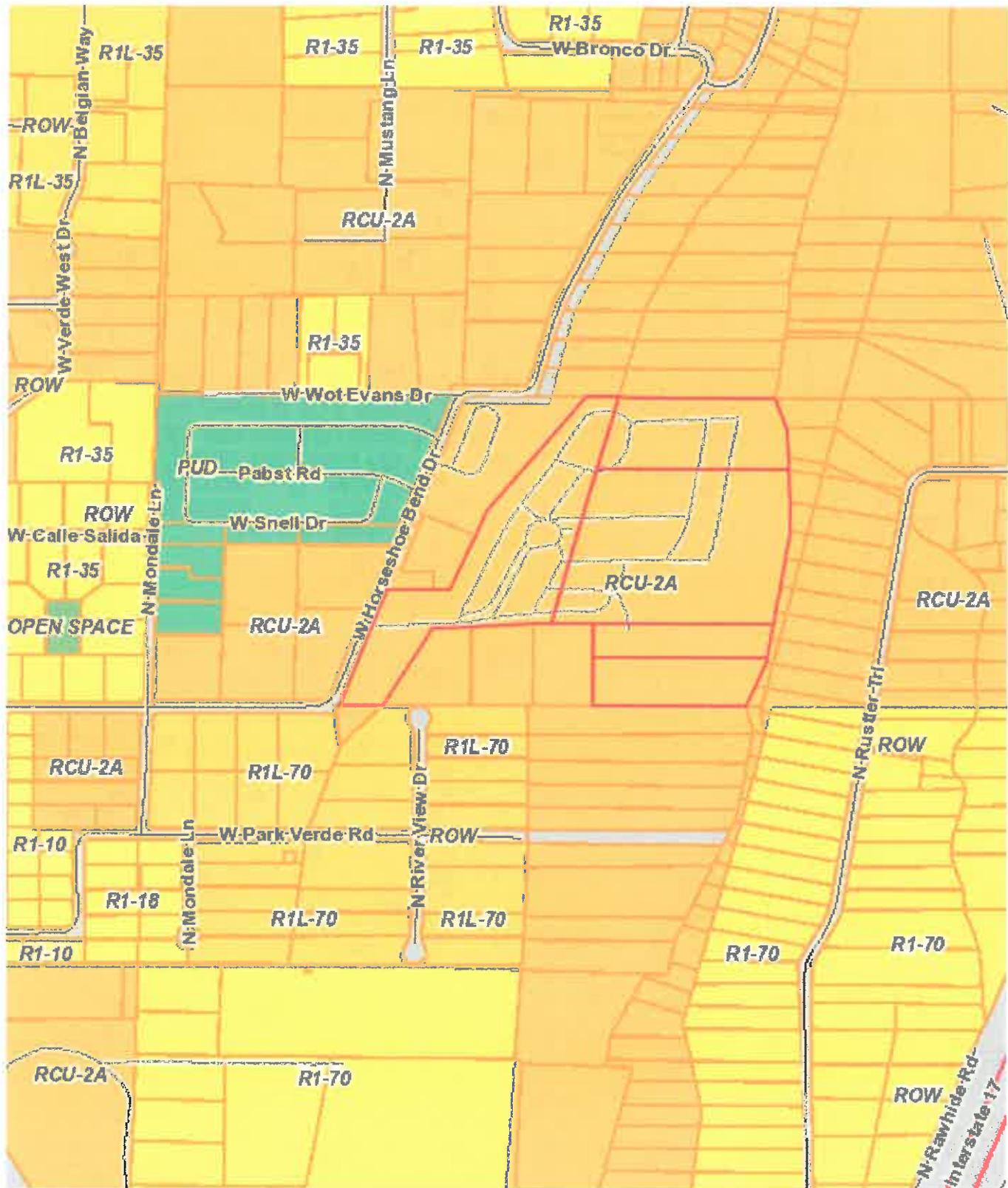


# Land Use Map - Verde River RV Resort



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

# Zoning Map - Verde River RV Resort



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

## Kendall Welch

---

**From:** Brandon.Echols@aps.com  
**Sent:** Tuesday, November 03, 2015 4:30 AM  
**To:** Kendall Welch  
**Subject:** Project #20150310

Kendall,

I have reviewed the Verde River Resort: Renovation (#20150310). Below are my comments:

-The new office building appears to be in conflict with the overhead line. To relocate the line, customer would be looking at full cost.

-No electrical plans for new buildings (customer would be required to submit project initiation request, electrical load, and approved plans once ready). Would possibly need to upgrade a transformer or add transformer to serve new buildings. Cannot say what would need to be done for sure without electrical loads.

Please let me know if you have any questions.

Thank you,

Brandon Echols  
Customer Project Manager Associate  
1250 E. State Route 89A, Cottonwood, AZ 86326 M.S. 4718  
Cell: (928)821-4657  
Office: (928)646-8454  
brandon.echols@aps.com



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## Camp Verde Fire District

26 B Salt Mine Road  
P.O. Box 386  
Camp Verde, Arizona 86322

Phone: 928.567.9401  
Fax: 928.567.2444  
www.campverdefire.org



October 19, 2015

### USE PERMIT APPLICATION COMMENTS

*This review is based on: 2012 International Fire Code and 2012 International Building Code.*

#### PROJECT

**VERDE RIVER RV RESORT  
USE PERMIT APPLICATION  
1472 W. HORSESHOE BEND DR.  
CAMP VERDE, AZ 86322**

#### CONTACT

**PHILIP MOREAU  
301-252-5600**

1. All portions of the fire apparatus access roadway must meet the minimum standards of the IFC:
  - a. IFC 503.1.1 - Fire apparatus access roads with a width of only 20 feet shall be marked with permanent "NO PARKING – FIRE LANE" signs. Signs shall measure 12 inches by 18 inches, have red letters on a white background, and shall comply with Federal Department of Transportation Standards for R8-31.
  - b. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities.
  - c. Dead-end fire apparatus access roadways in excess of 150' in length shall be provided with an approved area for turning around fire apparatus, including proper turning radius.
2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (Water flows are based on building construction type and square footage.)
3. New and existing building shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetic letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structures.

## Camp Verde Fire District

---

26 B Salt Mine Road  
P.O. Box 386  
Camp Verde, Arizona 86322

Phone: 928.567.9401  
Fax: 928.567.2444  
[www.campverdefire.org](http://www.campverdefire.org)



4. Fire extinguishers are required to be provided in accordance with IFC and NFPA.

Additional requirements may be forthcoming once the building plans have been submitted.

**PLANS ARE APPROVED.** Failure to identify a code violation during this process of the plan review **DOES NOT** give the permit applicant the right nor authority to violate the code. **The final installation and construction must be in accordance with the International Fire Code.**

Please feel free to contact me at (928) 567-9401 ext. 105, should you have any questions.

Sincerely,

Kristi Gagnon  
Fire Marshal

## Kendall Welch

---

**From:** Camp Verde Water System <cvwsinc@yahoo.com>  
**Sent:** Tuesday, November 03, 2015 10:13 AM  
**To:** Kendall Welch  
**Subject:** Verde River R V Resort

Justin reviewed it. I can't seem to find it. If I remember it had no impact on us. Most of the work was below the ditch and they were not wanting any water service from us. Our water main is across Horseshoe Bend Rd from property. When I find plans I will review and get back to you if there are any further comments.....Rick

Camp Verde Water System, Inc. P.O. Box 340 Camp Verde, AZ 86322 PH: (928) 567- 5281 FAX: (928) 567-5283

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

Please consider our environment before printing this email. 

# TOWN OF CAMP VERDE



## Memorandum

---

**To: Kendall Welch, Assistant Planner**  
**Cc: Sandy, Permit Technician**  
**Emily Diver, Permit Technician**  
**Kristi Gagnon, Camp Verde Fire Marshal**

**From: Robert Foreman, Building Official**

**Date: October 12, 2015**

**Re: Use Permit Verde River RV Resort, Project #20150310**

---

Building Department has the following comments on the use permit application. These comments are preliminary in nature only, and are subject to change.

- Building Division has no comments or concerns at this time. It is agreed that all new structures and utility infrastructure will be permitted through the Building Division.

A handwritten signature in black ink, appearing to read "Robert Foreman".

Robert L. Foreman  
Building Official  
Town of Camp Verde  
473 S. Main St. Ste 108  
928-567-8514 ext 112  
[Robert.foreman@campverde.az.gov](mailto:Robert.foreman@campverde.az.gov)

## Mike Jenkins

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**From:** Troy Odell  
**Sent:** Tuesday, November 10, 2015 9:59 AM  
**To:** Mike Jenkins  
**Subject:** FW: Camp Verde RV Resort 20150310



Troy A. Odell, P.E.  
Deputy Public Works Director  
Town of Camp Verde, Public Works  
395 S. Main St.  
Camp Verde, Arizona 86322  
(928) 554-0826

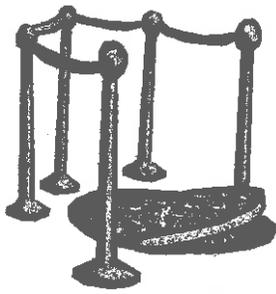
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**From:** Troy Odell  
**Sent:** Tuesday, November 10, 2015 9:32 AM  
**To:** Kendall Welch  
**Subject:** Camp Verde RV Resort 20150310

Kendall:

E-Mail has been down again! With regards to the Camp Verde RV Resort review, The Public Works Department will request the following submittal items:

1. A Grading and Drainage plan and Drainage Report.
2. A SWPPP for the development of the site.
3. A design of the entrances showing how they tie into Horseshoe Bend Road. Note: This design can be comprehensive and simple to just mainly show us how the driveways will be developed.
4. Show flood plain on the site plan and draft some sort of an evacuation plan and plan to limit any permanent type structures from influencing the floodplain.
5. Per prior telephonic conversations with Phillip Moreau and his Engineer and following meetings, it is assumed that they will be working closely with the Public Works Department for this development to fund a sewer line construction to the project from the current end of sewer at Dickinson Circle. We would look for this to continue through this review process.



**Town of Camp Verde**  
**Camp Verde Sewer Division**

P.O. Box 1205  
- 1000 E State Rte 260  
Camp Verde, AZ 86322-1205  
Phone (928) 254-9197 Fax (928) 567-8832  
Email [jan@campverdesewer.com](mailto:jan@campverdesewer.com)

11/3/2015

Town of Camp Verde  
Community Development Department

RE: Use Permit  
Project Number 20150310

This property is located in an area that will be served by sewer after the Highway 260 widening project. At the time sewer becomes available this property will be required to connect and abandon their system.

I have tried to contact Mr. Moreau to discuss his sewer options but I have been unable to reach him. We need to have a meeting with Mr. Moreau before he finalizes plans for his on-site system.

*Jan Grogan*

928-567-6794  
Manager  
Sewer Department  
Town of Camp Verde

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## Kendall Welch

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**From:** RMartin@uesaz.com  
**Sent:** Tuesday, October 13, 2015 1:59 PM  
**To:** Kendall Welch  
**Subject:** Verde River RV resort

Hi Kendall;

I received the use permit application for the new Verde River RV resort. We have no natural gas inside the park, however we do have gas on horseshoe bend if they are interested in receiving natural gas for the office or rec building. If they're interested they can contact the planning department at 928-203-1295.

Thanks  
Rhonda

*Rhonda Martin  
Planner  
Verde Valley District  
500 S Willard St.  
928-203-1214*

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# Yavapai County Development Services

## Prescott Office

1120 Commerce Dr., Prescott, AZ 86305  
(928) 771-3214 Fax: (928) 771-3432



## Cottonwood Office

10 S. 6<sup>th</sup> Street, Cottonwood, AZ 86326  
(928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Land Use – Planning

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To: The Town of Camp Verde  
Community Development Department

From: Stacey Clark, RS  
Yavapai County Development Services- Environmental Unit  
(928) 649-6210

Date: October 30, 2015

RE: EU comments for the Camp Verde RV Resort Use Permit 20150310

Yavapai County Development Services-Environmental Unit has delegation from the Arizona Department of Environmental Quality to make licensing decisions for onsite wastewater systems up to a design flow of 23,999 gallons per day, sewage collection systems, drinking water distribution systems, semipublic swimming pools and spas...

**Onsite wastewater systems:** The attached permits show sufficient onsite wastewater systems for 50 spaces. The plot plans showing locations of the systems are not particularly good. I am not sure that you will be able to locate the systems based on them. There are rules in Arizona Administrative Code (AAC) R18-9-Article 3 about abandoning systems if you decide to go that route. If you decide to construct additional systems to accommodate the project a professional engineer registered in the state of Arizona will need to design the improvements in accordance with AAC R18-9-Article 3, E323 especially. It appears that denitrification may be needed based on my back of the envelope calculations.

**Sewage collection system:** You will need to have a collection system designed that meets the requirements of AAC R18-9-E301 and submit the design and application along with the appropriate fees to the EU for the interior park collection system and if you go offsite to connect to the Camp Verde Sanitary District.

**Water distribution system:** You will need to have a distribution system designed that meets the requirements of AAC R18-5-Article 5 and submit the design and application along with the appropriate fees to the EU for the interior park distribution system and if you decide to connect to the Camp Verde Water Company. New wells or storage reservoirs will be considered by the Arizona Department of Environmental Quality.

**Swimming pool remodel and new spa:** You will need to have these designed so that they meet the requirements of AAC R18-5-Article 2 and submit the design and application along with the appropriate fees to the EU.

## Kendall Welch

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**From:** Vickie Lewis <Vickie.Lewis@yavapai.us>  
**Sent:** Wednesday, October 28, 2015 4:42 PM  
**To:** Kendall Welch  
**Cc:** 'divinupsm@aol.com'  
**Subject:** CUP Application for 403-19-205, et al

403-19-205, 207, 013H, 013J, 013Q

Kendall, Below are the comments by Flood Control relating to the proposed project for Verde River RV Resort.

These parcels are substantially within the Floodway and Flood Fringe of the Verde River. An RV Park is a recommended use within the Floodway as all habitable spaces must be road-ready and can be relocated within short notice in a flooding event. The following comments are the result of this preliminary review:

- Any new structures placed within the Special Flood Hazard Area or within the 20-foot setback must meet the guidelines for compliance of construction within the Special Flood Hazard Area.
- Any fenced areas, for example the proposed Dog Parks, Ball Courts, etc., must be constructed as a break-away fence so that they lie down in a flooding event.
- More information is needed to ensure that the proposed New Pump Station is sealed.
- Any proposed new electric lines must be located above Regulatory Flood Elevations. It is recommended that a master shut-off switch be made available.
- Stairways within the Floodway must be designed in a manner that would resist scour or displacement within a flood event.
- Any improvements to the site that include the disturbance of an acre or greater should have a SWPPP and NOI and be approved by the Town of Camp Verde Public Works. No increase in ground elevations is allowed within the Floodway unless the improvements are engineered with a Certificate of No Rise provided to Yavapai County Flood Control.
- Additional items may be required with permit submittal that are not evident in this review.

Please let me know if you have questions or if we can assist further.

*Vickie Lewis  
Hydrologist  
Yavapai County Flood Control  
(928) 649-6222*

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

**Meeting Date: 12-03-2015 Planning & Zoning Commission**

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

**Requesting Department:** Community Development

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

**Agenda Title (be exact):** *Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending the requirements of Part Two – Zoning Classifications, Section 203 – Use District, Subsection D. R-R District (Residential-Rural), (Formerly RCU), Item 3f. “Agri-Tourism”, and Part Two – Zoning Classifications, Section 203 – Use Districts, Subsection N. AG District, Item 3a. “Agri-Tourism”.*

**List Attached Documents:**

- Part Two, Section 203 (Use Districts), Subsection D. (R-R District)(Residential-Rural), (Formerly RCU)
- Part Two, Section 203 (Use Districts), Subsection N. (AG District)

**Estimated Presentation Time:** 20 minutes

**Estimated Discussion Time:** 30 minutes

**Reviews Completed by:**

- Department Head:** Michael Jenkins       **Town Attorney Comments:**

**Background Information:** During the October 1, 2015 Special Session of the Planning & Zoning Commission several Commissioners expressed an interest in revising the requirements of item 3f. “Agri-Tourism” under the R-R (Residential-Rural), (Formerly RCU) Zoning District.

This item was placed on the agenda of the October 8, 2015 Work Session of the Planning & Zoning Commission for further discussion and direction to Staff. The proposed text amendment/changes show below are a result of that October 8, 2015 discussion.

***f. Agri-Tourism. Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:***

- 1) ***Multiple Adequate*** points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) ***Ample improved on-site parking for normal business activity and provisions on-site for special event overflow parking;***

- 3) Adequate separation distance, limitation of hours of operation, and/or additional ~~impact mitigation to ameliorate~~ **measures to mitigate** negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
- 4) Provision for patrons' health, safety and comfort **including but not limited to** ~~such as~~ shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, ~~security for persons and property~~ **and appropriate security**.
- 5) A full two (2) acre (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism.

In order to ensure continuity of the Planning & Zoning Ordinance, Part Two, Section 203, Subsection N. (AG District), Item 3a. "Agri-Toursim" was also updated to include the proposed changes.

a. *Agri-Tourism. Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:*

- 1) ~~Multiple~~ **Adequate** points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample ~~improved~~ on-site parking for normal business activity and provisions ~~on-site~~ for special event overflow parking;
- 3) Adequate separation distance, limitation of hours of operation, and/or additional ~~impact mitigation to ameliorate~~ **measures to mitigate** negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
- 4) Provision for patrons' health, safety and comfort **including but not limited to** ~~such as~~ shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, ~~security for persons and property~~ **and appropriate security**.

**Recommended Action (Motion): A motion to recommend (or deny) to Council a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending the requirements of Part Two – Zoning Classifications, Section 203 – Use District, Subsection D. R-R District (Residential-Rural), (Formerly RCU), Item 3f. "Agri-Tourism", and Part Two – Zoning Classifications, Section 203 – Use Districts, Subsection N. AG District, Item 3a. "Agri-Tourism".**

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

#### **D. R-R DISTRICT (Residential-Rural), (Formerly RCU)**

**1. Purpose:**

The R-R District is intended to provide a zoning classification for portions of the incorporated area of Camp Verde not presently characterized by urban uses, and to provide for rural, large lot residential uses. Manufactured, Modular or Site Built. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

**2. Permitted Uses and Structures:**

- a. Agriculture and cultivation.
- b. Bed and Breakfast, with on-site parking as required in Section 403E.
- c. Community parks, playgrounds or centers.
- d. Dwelling unit for one family on any one lot. See D.1
- e. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- f. Flood control facilities.
- g. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- h. Historical Landmarks.
- i. Home occupations (See Section 303).
- j. Keeping of farm animals, limited (See Section 305).
- k. Open land carnival and recreation facilities (religious & educational institutions).
- l. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- m. Religious institutions (in permanent buildings).
- n. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.

**3. Uses and Structures Subject to Use Permit**

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Veterinary Services.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
- d. Temporary Use Permits, subject to administrative approval (See Section 601.C):
  - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
  - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

- e. All uses with a valid Use Permit for expanded uses, including those uses listed in items 3. a.-d., above, in effect as of June 24, 2011 will retain all rights associated with the Use Permit for the term of that Use Permit. Prior to the expiration of the said Use Permit, the owner may apply for a Use Permit, subject to all the requirements of Section 601.A-C, to continue the existing uses and any proposed new uses at the sole discretion of and as may be modified by the Town Council. Ord. 2013-A388
- f. Agri-Tourism, Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:
  - 1) ~~Multiple~~ **Adequate** points of direct ingress and egress for patron safety and direct emergency vehicle access;
  - 2) Ample ~~improved~~ on-site parking for normal business activity and provisions ~~on-site~~ for special event overflow parking;
  - 3) Adequate separation distance limitation of hours of operation, and/or additional ~~impact mitigation to ameliorate~~ **measures to mitigate** negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially zoned property.
  - 4) Provision for patrons' health, safety and comfort **Including but not limited to** ~~such as~~ shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, ~~security for persons and property.~~ **and appropriate security.**
  - 5) A full two (2) acres (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism. (2015-A206)

**M. OS DISTRICT (Open Space Resource Conservation Zone)**

1. Purpose:

The OS District is intended to preserve scenic and recreational areas for public and/or private use.

2. Permitted Uses and Structures

- a. Agriculture and Cultivation.
- b. Flood Control Facilities.
- c. Historical Landmarks.
- d. Public or Private Parks, Golf Courses, Golf Driving Ranges.
- e. Other Outdoor Recreational Facilities.

3. Uses and Structures Subject to Use Permit

- a. Public Utility Installation and Facilities.
- b. Change of Use: Any change in the status of use shall be approved by the Town Council upon recommendation by the Planning and Zoning Commission.

**N. AG DISTRICT (Agricultural)**

1. Purpose:

The AG District is intended to provide for the continuation and preservation of rural living quality on parcels of sufficient area to produce farm crops (and specified compatible principal or accessory uses and structures) including related agricultural business and support uses. (See Section 301 C.)

2. Permitted Uses and Structures

- a. Activities associated with the growing and sale of crops, trees, plants, vegetation, forage, grasses or other non-animal living organisms intended to be renewable and of beneficial use and recognized by the United States Department of Agriculture as a farm evidenced by a farm number.
- b. Additional dwelling units:
  - 1) Not more than two additional dwelling units may be located on any one lot expressly as the domicile(s) for persons or families related to the occupants of the principal residence by blood, marriage or adoption.
  - 2) Such additional dwellings, upon cessation of the multi-generational, "family farm" relationship by sale or otherwise, may continue to be occupied:
    - a) for other permitted accessory or Use Permit uses specified in the District; or
    - b) upon land division or subdivision into separate lots, each of which shall meet the area, setback and other requirements of the District.
- c. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- d. Fabrication, storage and repair of equipment used in agricultural activity.
- e. Facilities used by the public for the sale of items permitted as identified above.

- f. Flood control facilities
  - g. Historical Landmarks.
  - h. Keeping of farm animals, limited (See Section 305).
  - i. Other accessory uses commonly associated with primary permitted use.
  - j. Owners of property activities not recognized by the United States Department of Agriculture as a farm evidenced by a farm number where such activities are conducted shall never under any pretext be denied or restricted their right to sell and dispose of their products subject to the following restrictions:
    - (1) Sales of other producers of food products may be sold only up to 40% of the total gross sales.
    - (2) Incidental sales of related items are allowed.
    - (3) Aerial application of any substance is prohibited.
    - (4) Processing or packaging activities, storing or loading, limited to products allowed under e.
  - k. Religious institutions in permanent buildings.
  - l. Storage and loading facilities for products.
3. Uses and Structures Subject to Use Permit
- a. AgriTourism. Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:
    - 1) ~~Multiple~~ **Adequate** points of direct ingress and egress for patron safety and direct emergency vehicle access;
    - 2) Ample ~~improved~~ on-site parking for normal business activity and provisions ~~on-site~~ for special event overflow parking;
    - 3) Adequate separation distance, limitation of hours of operation, and/or additional ~~impact mitigation to ameliorate~~ **measures to mitigate** negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
    - 4) Provision for patrons' health, safety and comfort **including but not limited to** ~~such as~~ shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, ~~security for persons and property.~~ **and appropriate security.**
  - b. Facilities for the temporary housing of agricultural workers employed to work at the location for which the Use Permit is issued. (Manufactured, Modular or Site Built) Mobile Homes Prohibited See Part 3 Section 306 B.2.C)
  - c. Schools and training facilities for the purpose of teaching agriculture.
  - d. Museums, displays, demonstration projects and research facilities associated with agriculture.
  - e. Activities otherwise restricted by 2c.
  - f. Activities associated with the raising of animals and livestock per the requirements of Section 305 of this Zoning Ordinance with the following restrictions:

- 1) On site sales limited to those animals produced on site or raised on the property for at least one year.
  - 2) No processing or packaging for sale activities permitted unless otherwise allowable as per A.R.S § 3-562 as they exist now or as they are amended from time to time.
- g. Activities in excess of the requirements of Section 305 or the restrictions contained in f. (1) or (2).
- h. Parks, playgrounds, recreation areas, government facilities and facilities required for the provision of utilities and public services.
- i. Temporary Use Permits, subject to administrative approval (See Section 601.C):
- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
  - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.