



RESOLUTION NO. 2017-992

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A REQUEST SUBMITTED BY CARRIE SINGER, EXECUTIVE DIRECTOR OF THE ANIMAL GUARDIAN NETWORK, ON AN APPROXIMATELY 17 ACRE PARCEL, APN 403-19-007S, LOCATED AT 2555 N ARENA DEL LOMA RD. THE SUBJECT APPLICANT IS REQUESTING APPROVAL OF USE PERMIT 20170327 TO ALLOW FOR AGRI-TOURISM IN A RESIDENTIAL NEIGHBORHOOD ZONED R-R (RESIDENTIAL-RURAL) FOR THE PURPOSE OF AN ANIMAL SANCTUARY AND HEALING RANCH.

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

1. The Common Council hereby finds as follows:
 - A. A request for approval of Use Permit 20170327 was filed by Carrie Singer, Executive Director of the Animal Guardian Network, owner of Parcel 403-19-007S, located at 2555 N Arena Del Loma Rd., Camp Verde, Arizona. The parcel is zoned R-R (Residential-Rural) and the proposed use (Agri-Tourism) is permitted under such zoning with a Use Permit.
 - B. A neighborhood meeting was held on September 9, 2017 by the applicant to provide for citizen review pursuant to ARS §9-462.03 and as required by the Town of Camp Verde Planning and Zoning Ordinance, Part Six, Section 601 (Zoning Decisions) A3. – Citizen review and participation process.
 - C. The request was reviewed by the Planning and Zoning Commission on November 9, 2017 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on December 6, 2017 in public hearings that were advertised and posted according to State Law.
 - D. The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the uses covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally and the uses shall be in conformity to the conditions, requirements and standards of the Town of Camp Verde Planning and Zoning Ordinance.
 - E. The Waiver of Diminution of Value has been signed by the owner and is attached as Exhibit A.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20170327 in perpetuity, subject to the limitations of Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, Subsection 2, for the purpose of establishing an Animal Sanctuary and Healing Ranch and all other uses allowed under Agri-Tourism with the following findings:

1. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Town of Camp Verde Planning and Zoning Ordinance per Part Two, Section 203 – Use Districts, D. - R-R District (Residential-Rural), 3.f. Agri-Tourism.
2. Per Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, 1.e The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No such use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

The following stipulations would be in place:

1. This Use Permit will be reviewed in one year to evaluate potential impacts on the surrounding neighborhood.
2. Public access to the property is limited to pre-arranged walk-in tours, and public amenities and parking outside of gated entry.

All of the requested uses to continue with no time limit, but are subject to the requirements of Part 6, Section 601 – Zoning Decisions, C. – Use Permit Approvals, 1. and 2. of the Town of Camp Verde Planning and Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON DECEMBER 6, 2017.

 12/28/2017
Charles C. German, Mayor Date:

Attest:

 12/28/2017
Judith Morgan, Town Clerk Date:

Approved As To Form:


Town Attorney