



ORDINANCE 2017 A427

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING THE TOWN ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATELY 1 ACRE PARCEL, LOCATED AT 2480 N ARENA DEL LOMA, APN 403-19-137, FROM R1-35 (RESIDENTIAL: SINGLE FAMILY 35,000-SQUARE-FOOT MINIMUM LOT SIZE) DISTRICT TO RS (RESIDENTIAL AND SERVICES); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600,C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, 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 & Zoning Ordinance by allowing for zoning amendments after public hearings.

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

Section 1. The Town Council hereby finds as follows:

A. A request for **Zoning Map Change 20170274** was filed by Michele Evans, agent for Abide Maternity Home, parcel 403-19-137 to rezone the subject parcel from **R1-35 (RESIDENTIAL: SINGLE FAMILY 35,000-SQ FT MIN LOT SIZE)** to **RS (RESIDENTIAL AND SERVICES)**. The legal description is attached as exhibit "A" and the map as exhibit "B".

B. The Planning & Zoning Commission reviewed the request on October 5, 2017 in a public hearing that was advertised and posted according to state law and recommended approval of **Zoning Map Change 20170274**.

C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and is in conformity with the Town of Camp Verde General Plan.

D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as exhibit "C".

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. 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 the expiration of a thirty 30-day period following the adoption hereof and 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 1ST DAY OF NOVEMBER, 2017.



Charles German - Mayor

Date: 11-9-17

Approved as to form:



Bill Sims - Town Attorney

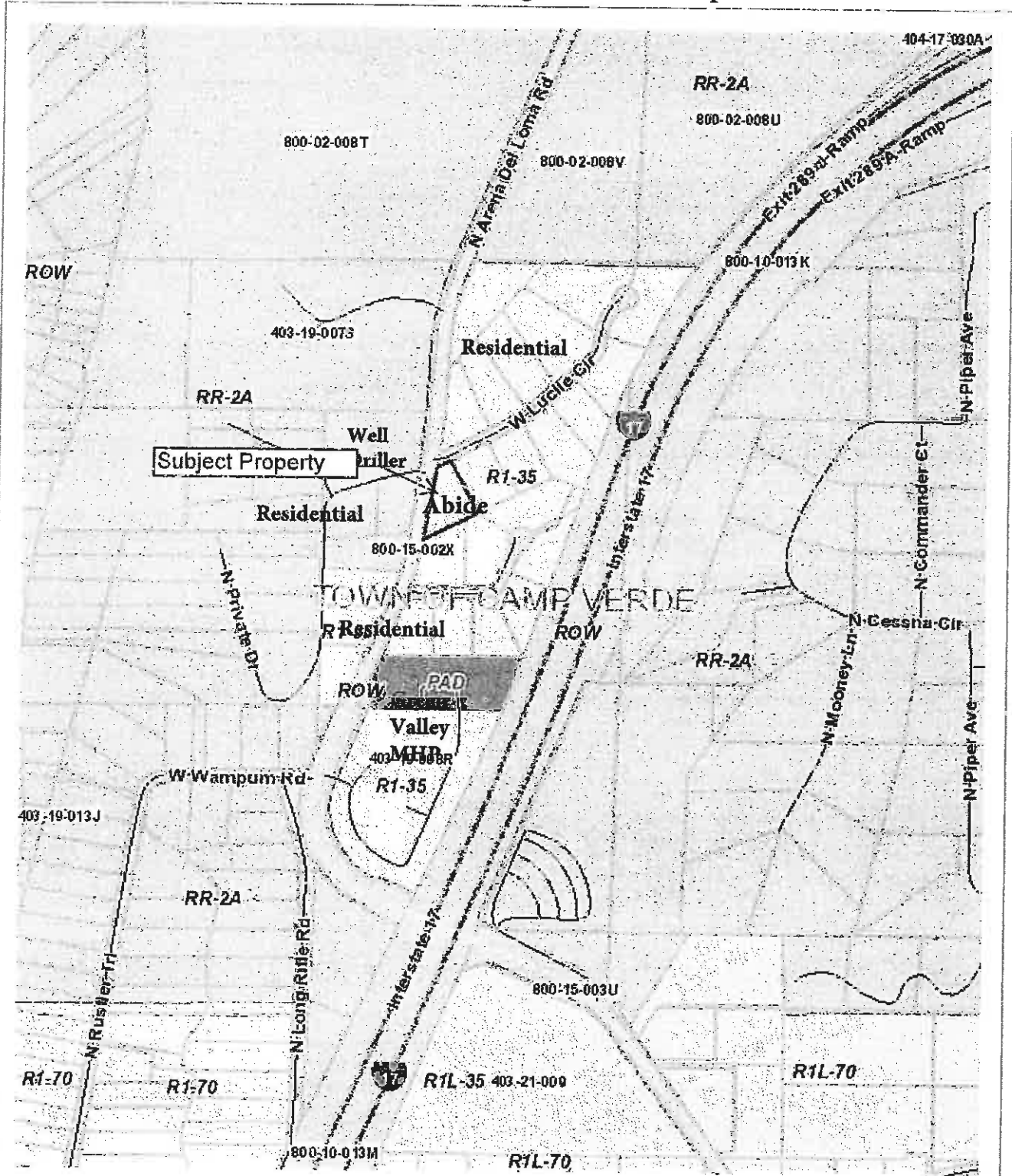
Attest: 
Judith Morgan, Town Clerk

Exhibits are on file in the Clerk's Office

Exhibit "A"

Lot 13, FREEWAY ACRES, according to the plat of record in the office of the Yavapai County Recorder in Book 17 of Maps, page 61.

Abide Maternity Home: Zoning Map Change Vicinity, Zoning & Land Use Map



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

- Sharon was very upset that the notice for the meeting was sent to her son instead of her. (We explained that we mailed to those on the list given to us by the Town. She said that was just an excuse.)

The concerns were addressed as follows:

- It was explained that the septic was replaced during remodel of Anna House and that careful consideration was made to ensure the new system would still be in compliance should there be another building added to the property in the future.
- The concern here seemed to be the "sight" of a new home. The community members were reminded that there was previously a double-wide trailer in the same space on the property. A new home would be an improvement.
- Michele assured the residents that Anna House is not a "shelter." Rather, its purpose is to be run as and function as a home. The ladies living at Anna House are to abide by a strict schedule and set of rules while improving their lives. If they are out of compliance they will not be allowed to stay. The point was also made that the home currently only has 4 rooms available causing the selection process to be very stringent.
- The community members were assured that, though there is never a guarantee of how things may transpire, the young ladies coming to Abide for help are in fact truly homeless in that even the fathers are absent. If, on rare occasion, they do have contact with the fathers of their babies upon coming to Abide for help, they are made to break all ties before being admitted to the program. In addition, the governing board of Abide has a member who works for Yavapai County Sheriff's Office and is ensuring that every measure is taken toward safety and security. Community members were encouraged to please notify staff at the home if they were to witness any troubling activity.
- It is not likely that anyone associated with Anna House would need to be on someone else's private property.
- Anna House is not set up to accommodate older children. At times there *might* be an exception made to have an older child in the home, but only if there is room within the 10-person maximum limit. The home is set up for pregnant women and babies, so the likelihood of rocks being thrown is very small, if at all.

Most community members in attendance support Anna House and specifically the re-zoning. One couple stated that they've lived in the area near Anna House for 35 years and that they feel it will be a blessing to our community. They completely support the home. Another couple lives right behind Anna House and also came in support. It is worth noting that even Mr. Stevick commented before departing, "I think you guys are doing a good thing here."

The meeting ended abruptly when there were no further questions to be addressed, and the same irrelevant complaints were simply being repeated. Three of the neighbors began to argue vigorously, and all were escorted outside and quickly disbursed.

Abide Maternity Home Neighborhood Meeting 6/10/17 - 10am

1. PAUL Stevick 1160 Janice cir (wife)

2. SHARON FREEMAN 1180 JANICE CIR KE

3. BOB + EILEEN MYERS 1155 W. KWAKE CIR.

4. Debbie + Pate Roulette 1902 Rustler Jr.

5. Lynda, Wendy, Kelly, Patty, Pam, Scott, Brian, Dan, Michele

6. Mr. Freeman

7.

8.

Please give your name, address, contact numbers.

AUG 21 '17 PM 3:06

TOWN OF CAMP VERDE

AUG 21 '17



Memorandum

To: Melinda Lee, Planner

Cc: Sandy Farrar, Permit Technician
Danisa Pitts, Permit Technician/Inspector

From: Robert Foreman, Building Official

Date: August 21, 2017

Re: Zoning Map Change, Abide Maternity Home Project #20170274

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

- Building Division has no comments or concerns with this zoning change request.

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

Robert L. Foreman
Building Official
Town of Camp Verde
473 S. Main St. Ste 108
928-554-0050
Robert.foreman@campverde.az.gov



Copper Canyon Fire & Medical Authority

AUG 24 '17 PM 3:51

36B Salt Mine Road, Camp Verde, AZ 86322
www.cc-fma.org Phone (928) 567-9401

August 24, 2017

ZONING MAP CHANGE REVIEW

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

PROJECT ZONING MAP CHANGE
2480 N. ARENA DEL LOMA RD.
CAMP VERDE, AZ 86322

CONTACT MICHELE EVANS
928-202-9402

The following was submitted for this review: 1 Set of Project Proposal dated 8/3/2017

1. The Fire Authority has no concerns for the zoning map change. Future comments will be made in regards to the construction of a new building.

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 code.**

Please feel free to contact me at (928) 567-9401 ext. 8005, should you have any questions.

Sincerely,

Kristi Gagnon
Fire Marshal