

## AGENDA



**COUNCIL HEARS PLANNING & ZONING  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room #106  
WEDNESDAY, JULY 26, 2006  
at 6:30 P.M.**

1. **Call to Order**

*As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.*

2. **Roll Call**

3. **Pledge of Allegiance**

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

**a) Approval of the Minutes:**

- 1) July 14, 2006 – Special Session

**b) Set Next Meeting, Date and Time:**

- 1) Regular Session – August 2, 2006 at 6:30 p.m.
- 2) Regular Session – August 16, 2006 at 6:30 p.m.
- 3) Council Hears P & Z – August 23, 2006 at 6:30 p.m. – **RESCHEDULED**
- 4) Council Hears P&Z – August 30, 2006 at 6:30 p.m.

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

6. **Discussion, consideration, and possible approval of Ordinance 2006-A335 an ordinance of the Town of Camp Verde, Yavapai County, Arizona, pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate maps, and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.** This ordinance is a request from the FEMA regional office to change some of the language in the recently adopted Ordinance 2005 A317.

7. **Discussion, consideration, and possible approval of Ordinance 2006-A333, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcel 403-22-102B consisting of approximately 1.93 acres from C2-2 to C3-2. This rezoning is to allow for the development of mini-storage units.** This property is located off Industrial Drive next to Days Inn Motel.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  - **Call for APPLICANT'S STATEMENT**
  - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  - **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of Resolution 2006-690, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the preliminary plat 2006-02 for the purpose of developing Elk Creek @ Simonton Ranch Subdivision within Simonton Ranch Master Planned Community on a portion of parcel**

**403-23-103C consisting of approximately 24 acres and 87 lots with the minimum lot size being 5,000 square feet.**

- Call for **STAFF PRESENTATION**
- Declare **PUBLIC HEARING OPEN**
  - Call for **APPLICANT'S STATEMENT**
  - Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
  - Call for **APPLICANT'S REBUTTAL (if appropriate)**
- Declare **PUBLIC HEARING CLOSED**
- Call for **COUNCIL DISCUSSION**

9. **Discussion, consideration, and possible approval of Resolution 2006-696, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2006-05 that amends the Land Use Plan of the General Plan for parcel 403-19-012D from Rural Residential to Low Density Residential for 2 acres and to Medium Density Residential for .95 acres. This site is located at 1856 Wot Evans Drive.**

- Call for **STAFF PRESENTATION**
- Declare **PUBLIC HEARING OPEN**
  - Call for **APPLICANT'S STATEMENT**
  - Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
  - Call for **APPLICANT'S REBUTTAL (if appropriate)**
- Declare **PUBLIC HEARING CLOSED**
- Call for **COUNCIL DISCUSSION**

10. **Discussion, consideration, and possible approval Ordinance 2006-A334, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcel 403-19-012D consisting of approximately 2.95 acres from RCU-2A to Rq-35. This rezoning is to allow for development of three lots. This site is located at 1856 Wot Evans Drive.**

- Call for **STAFF PRESENTATION**
- Declare **PUBLIC HEARING OPEN**
  - Call for **APPLICANT'S STATEMENT**
  - Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
  - Call for **APPLICANT'S REBUTTAL (if appropriate)**
- Declare **PUBLIC HEARING CLOSED**
- Call for **COUNCIL DISCUSSION**

11. **Discussion, consideration, and possible of Resolution 2006-697, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving the renewal of Use Permit 2006-01 for a 10-year period to 2016. This RV park contains 44 spaces and a laundry and office building on parcels 404-28-018L and 404-28-018Y consisting of approximately 3.08 acres zoned C2. The location of the RV park is 4500 East Finnie Flat Road.**

- Call for **STAFF PRESENTATION**
- Declare **PUBLIC HEARING OPEN**
  - Call for **APPLICANT'S STATEMENT**
  - Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
  - Call for **APPLICANT'S REBUTTAL (if appropriate)**
- Declare **PUBLIC HEARING CLOSED**
- Call for **COUNCIL DISCUSSION**

12. **Discussion, consideration, and possible of Resolution 2006-698, a resolution of the Common Council of the Town of Camp Verde, Arizona, approving Use Permit 2006-02 to allow for the installation and operation of a cremation retort on the premises of the Beuler-Hepler Funeral Home currently operated on parcel 404-22-021 zoned C2-4. This property is located at 143 West Arnold Street.**

- Call for **STAFF PRESENTATION**
  - Declare **PUBLIC HEARING OPEN**
    - Call for **APPLICANT'S STATEMENT**
    - Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
    - Call for **APPLICANT'S REBUTTAL (if appropriate)**
  - Declare **PUBLIC HEARING CLOSED**
  - Call for **COUNCIL DISCUSSION**
13. **Discussion, consideration, and possible of Ordinance 2006-A329, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance relating to the height limits and setback requirements.**
14. **Call to the Public for Items not on the Agenda.**
- There will be no Public Input on the following items:**
15. **Advanced Approvals of Town Expenditures**
16. **Manager/Staff Report**
17. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.
18. **Adjournment**

Posted by:

*J Paulsen*

Date/Time:

*7-21-06 8:30 AM*

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

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

**MINUTES  
SPECIAL SESSION  
MAYOR AND COMMON COUNCIL  
COUNCIL CHAMBERS  
WEDNESDAY, JULY 14, 2006  
5:00 p.m.**

**Minutes are a summary of the discussion. They are not verbatim.**

1. **Call to Order**  
Mayor Gioia called the meeting to order at 5:01 p.m.
2. **Roll Call**  
Mayor Gioia, Vice Mayor Hauser, Councilors Kovacovich, Parrish, and Parry were present.  
Councilors Smith and Baker were absent.

**Also Present:**

Manager Bill Lee, Finance Director Dane Bullard, Parks & Rec Director Lynda Moore, Judge Mike Bluff, Engineer Ron Long, Marshal Dave Smith, Deputy Clerk Virginia Jones, and Town Clerk Deborah Barber

3. **Pledge of Allegiance**  
Councilor Parry led the pledge.
4. **Discussion of the Town of Camp Verde Tentative FY 2006/2007 Budget.**  
Council reviewed each page of the proposed budget.

**Public Input**

**Maintenance Supervisor Mike Dumas** read a letter he had written to Council concerning the need for additional staff. A copy of this letter is attached and becomes a permanent part of these minutes.

**Parks & Rec Director Lynda Moore** advised that she agreed with the need for additional maintenance worker and she would eliminate the Recreation Coordinator position to stay within the budget.

There was no other public input.

5. **Discussion, consideration, and possible approval of Resolution 2006-694, a resolution of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a Public Record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Tentative FY 2006/2007 Budget".**  
On a motion by Gioia, seconded by Hauser, the Council voted unanimously to approve Resolution 2006-694, a resolution of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a Public Record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Tentative FY 2006/2007 Budget".

Manager Lee asked for clarification regarding the Chamber of Commerce request for \$134,000 funding this fiscal year. The Mayor & Council responded that it was in the CIP and approved by the motion. Mayor Gioia reminded Chamber Director Roy Gugliotta that he had requested the Chamber to seek methods in which to become self-supporting during the last budget year. He encouraged the Chamber to continue to try to raise funds and advised that he appreciated their new reporting system that allowed Council to see just what the Chamber is doing to increase economic development and tourism activities. Chamber Board Member Rob Witt said that they would increase the Town's sales tax revenues at least one million dollars over the next year.

There was no public input.

6. **Discussion, consideration, and possible formation of resolution(s) to submit for consideration and possible approval to co-sponsor resolutions submitted by other communities at the annual League of Arizona Cities and Towns conference in August.**

Council reviewed resolutions submitted by other cities and towns and agreed to sign onto the following resolutions:

City of Yuma & City of Goodyear: Exclude boards, commissions, and committees from the requirements to post legal actions to websites within 3 days of the action.

City of Yuma, City of Flagstaff: Consider the impact on municipalities and their residents before enacting legislation that would mandate municipalities to provide services to unincorporated areas.

City of Yuma, City of Goodyear: Maintain the original funding levels and usage of the Arizona Heritage Fund, including the dedicated funding from the State Lottery monies.

City of Sedona: Supporting legislation for the State to provide subsidies to cities that cooperated on a regional basis for the mutual public benefit for areas such as affordable housing, public transit, filming, and sustainable development practices.

City of Surprise: Add language to Title - Chapter - to allow a municipality to delineate on a map specific land for future Right of Way.

City of Avondale: Take appropriate action to regulate deferred presentment businesses (i.e. payday loan establishments) and encourages municipalities to partner with the State of Arizona to address issues raised by these establishments.

Council directed staff to prepare a resolution for submission to the League regarding reductions in State Shared Revenues as a result of tax cuts. Council wished to see a HOLD HARMLESS clause, keeping municipalities at the same rate.

7. **Adjournment**

On a motion by Gioia, seconded by Parry, the meeting was adjourned at 6:18 p.m.

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Tony Gioia, Mayor

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Deborah Barber, Town Clerk

**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 14<sup>th</sup> day of July 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2006.

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Deborah Barber, Town Clerk

## **STAFF REPORT**

**Council Meeting:**

July 26, 2006

**Title:**

**Ordinance 2005 A335:** AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, PERTAINING TO THE NATIONAL FLOOD INSURANCE PROGRAM, ADOPTING BY REFERENCE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS, AND FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES.

**Description:**

This Ordinance is a result of a request from the FEMA regional office to change some of the language in the recently adopted Ordinance 2005 A317 that was approved by Council on October 26, 2006. Staff has enclosed their letter indicating that this Ordinance needs to be in place by September 29, 2006. This is the date that the new Flood Insurance Study and Flood Insurance Map will become effective.

Staff has prepared this ordinance from a template provided by FEMA representative so that the language would be acceptable to their agency. They have requested that we include a penalty clause even though we are dependent on the Yavapai County to enforce the federal regulations.

**Attachments:**

Yes

**Prepared by:**

Nancy Buckel



**TOWN OF CAMP VERDE, ARIZONA  
ORDINANCE NO. 2006-A335**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, PERTAINING TO THE NATIONAL FLOOD INSURANCE PROGRAM, ADOPTING BY REFERENCE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS, AND FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES.**

**WHEREAS**, the Town of Camp Verde, Arizona joined the National Flood Insurance Program (NFIP) as a separate community on December 30, 1988, and,

**WHEREAS**, the Town of Camp Verde, under the National Flood Insurance Program, is the entity responsible for floodplain administration within the Town; and,

**WHEREAS**, the continued participation in the National Flood Insurance Program is in the best interest of the citizens of the Town of Camp Verde; and,

**WHEREAS**, the Federal Emergency Management Agency will publish a Flood Insurance Study June 6, 2001, and Flood Insurance Rate Maps June 6, 2001 for Yavapai County; and,

**WHEREAS**, each community that participates in the National Flood Insurance Program is required to adopt floodplain management regulations consistent with Federal criteria; and,

**WHEREAS**, the Town of Camp Verde has previously delegated the responsibility of floodplain management to the Flood Control District of Yavapai County as provided for in ARS 48-3610; and,

**WHEREAS**, the Flood Control District of Yavapai County has adopted Floodplain Regulations that meet the requirements of the National Flood Insurance Program; and

**WHEREAS**, those certain documents entitled "Flood Insurance Study for Yavapai County and Incorporated Areas" dated June 6, 2001 and Flood Insurance Rate Maps dated June 6, 2001 and "Floodplain Management Regulations for Yavapai County" and all subsequent amendments and/or revisions are hereby designated as public records.

**NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Camp Verde, Arizona, as follows:**

**Section 1.** The Town of Camp Verde Town Engineer is designated as the Floodplain Manager for the Town and will serve as the community point of contact on National Flood Insurance Program issues for County, State and Federal officials.

**Section 2.** Those public records entitled "Flood Insurance Study (FIS) for Yavapai County and Incorporated Areas" dated June 6, 2001 with accompanying Flood Insurance Rate Maps

(FIRMs) dated June 6, 2001 and all subsequent amendments and/or revisions, three copies of which shall be kept on file in the office of the Town Clerk, are hereby adopted by reference, as the basis for establishing the special flood hazard areas for floodplain management in the Town of Camp Verde. The special flood hazard areas documented in the Flood Insurance Study and Flood Insurance Rate Maps are the minimum area of applicability of the floodplain management regulations and may be supplemented by studies for other areas as allowed in the regulations.

**Section 3.** That public record designated as the "Flood Damage Prevention Ordinance for Yavapai County" dated March 19, 2001, and all subsequent amendments and/or revisions, three copies of which shall be kept on file in the office of the Town Clerk, is hereby adopted as the legal basis for implementing floodplain management in this community.

**Section 4.** Repeal of conflicting ordinances. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 5.** Severability. If any portion of this ordinance is determined by a court of competent jurisdiction to be invalid, all remaining portions of this ordinance shall remain in full force and effect.

**Section 6.** Providing for penalties as per the Floodplain Management Regulations for Yavapai, County, dated March 19, 2001, and all subsequent amendments and revisions.

**PASSED, ADOPTED AND APPROVED** by the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, this 26<sup>TH</sup> day of July, 2006.

ATTESTED:

\_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED:

\_\_\_\_\_  
Tony Gioia, Mayor

DATE:

\_\_\_\_\_

Adopted

10-27-05

Changed language  
[ ]



**TOWN OF CAMP VERDE, ARIZONA  
ORDINANCE NO. 2005-A317**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, PERTAINING TO THE NATIONAL FLOOD INSURANCE PROGRAM, ADOPTING BY REFERENCE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS, AND FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES.**

**WHEREAS**, the Town of Camp Verde, Arizona joined the National Flood Insurance Program (NFIP) as a separate community on **December 30, 1988**; and,

**WHEREAS**, the Town of Camp Verde under the National Flood Insurance Program is the entity responsible for floodplain administration within the City/Town; and,

**WHEREAS**, the continued participation in the National Flood Insurance Program is in the best interest of the citizens of the Town of Camp Verde and,

**WHEREAS**, the Federal Emergency Management Agency published a Flood Insurance Study [ ] and Flood Insurance Rate Map for Yavapai County and incorporated areas on **June 6, 2001**; and,

**WHEREAS**, each community that participates in the National Flood Insurance Program is required to adopt floodplain management regulations consistent with Federal criteria; and,

**WHEREAS**, the Town of Camp Verde, has previously delegated the responsibility of floodplain management to the Flood Control District of Yavapai County as provided for in ARS 48-3610; and,

**WHEREAS**, the Flood Control District of Yavapai County has adopted Floodplain Regulations that meet the requirements of the National Flood Insurance Program; and

**WHEREAS**, those certain documents entitled "Flood Insurance Study for Yavapai County, Arizona and Incorporated Areas dated **June 6, 2001**" and "Flood Insurance Rate Maps dated, **June 6, 2001**" and [Flood Damage Prevention Ordinance] for Yavapai County **March 19, 2001**" are hereby designated as public records.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Camp Verde, Arizona, as follows:

**Section 1.** The Town of Camp Verde Engineer is appointed/designated as the Floodplain Manager for the City/Town and will serve as the community point of contact on National Flood Insurance Program issues for County, State and Federal officials.

**Section 2.** Those public records entitled "Flood Insurance Study for Yavapai County, Arizona, and Incorporated Areas dated JUNE 6, 2001" and "Flood Insurance Rate Maps dated JUNE 6, 2001" and all subsequent amendments and/or revisions, three copies of which shall be kept on file in the office of the City/Town Clerk, are hereby adopted and declared part of this ordinance by reference, as the basis for establishing the special flood hazard areas for floodplain management in the Town of Camp Verde. The special flood hazard areas documented in the Flood Insurance Study and Flood Insurance Rate Maps are the minimum area of applicability of the floodplain management regulations and may be supplemented by studies for other areas as allowed in the regulations.

[ ]  
**Section 3.** That public record in the Flood Damage Prevention Ordinance for Yavapai County MARCH 19, 2001, three copies of which shall be kept on file in the office of the City/Town Clerk, is hereby adopted as the legal basis for implementing floodplain management in this community.

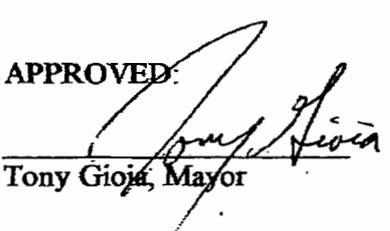
**Section 4.** Repeal of conflicting ordinances. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 5: Severability.** If any portion of this ordinance is determined by a court of competent jurisdiction to be invalid, all remaining portions of this ordinance shall remain in full force and effect.

**Section 6 Added**

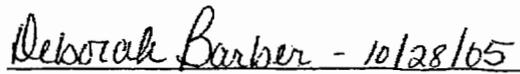
**PASSED, ADOPTED AND APPROVED** by the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, this 26<sup>th</sup> day of October, 2005.

APPROVED:

  
Tony Gioja, Mayor

Date: 10/27/05

ATTESTED:

  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

  
Town Attorney

## Staff Report

### Council

Meeting of: July 26, 2006

**Title:** **ORDINANCE 2006 A333:** : Application Zoning Map Change 2006-09 has been filed by Jack Sheehan, agent for Wingstar LLC, owners of parcel 403-22-102B, requesting a zoning map change from C2-2 to C3-2 for +/-2 acres.

### Description

**Of Item:** This property is located off of Industrial Drive next to Days Inn Hotel. Mr. Sheehan is requesting this change in zoning to accommodate mini storage units on the site because of the strong demand for such services in the valley. The property has no buildings on it; however a septic easement for the vault is in place for the septic system of Days Inn & Suites that will be abandoned at the time of the sewer extension and hook-up. The site plan for this development takes this into consideration and provides access for the servicing of the tank until such time as it is abandoned. A site plan of the proposed project with conceptual building elevation has been provided for Council's consideration.

The surrounding zoning and uses are as follows:

West: Interstate 17

East: Ferrell Gas – M1

North: AmeriGas-M1-70

South: Days Inn-C2-4

The General Plan shows the land use in this area as Commercial

**Agency Review:** Ten letters requesting responses were sent out to agencies and as of this writing, staff has received the following comments.

**Yavapai County Flood Control:** A site review has been conducted and they will support the rezoning however, they have several comments on the development of the site. These comments have been forwarded onto the applicant and will be addressed at the time of development. Their project will be sent to flood control for approval before construction is permitted.

**Camp Verde Water Co:** Service is available to the site.

**Replies to the 300' Letters:** Twelve letters were sent out to owners within the 300' and as of the writing of this report no comments have been received by this department.

The applicant noticed and held a neighborhood meeting as required by Arizona Revised Statutes. The neighborhood letter and accompanying site plan is provided in the packet for the Commission's review. The meeting was held on June 19, 2006 between 1pm and 2pm at the Days Inn and Suites. No one attended the meeting.

### Commission

**Recommendation:** The Commission held a public hearing on July 6, 2006 on this application and voted unanimously to recommend to Council approval of this rezoning application. There was no public comment on this item. During the Commission's comments the screening of the development from I-17 was discussed as well as storm water drainage, fire code regulations and the access road.

**Attachments:** Yes

**Prepared by:** Nancy Buckel, Senior Planner



## ORDINANCE 2006 A333

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FOR PARCEL 403-22-102B CONSISTING OF APPROXIMATELY 1.93 ACRES FROM C2-2 TO C3-2. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF MINI-STORAGE UNITS.**

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

*WHEREAS*, Ordinance 2006-A333 will promote the public health, safety and general welfare of the public; and

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Change 2006-09** was filed by Jack Sheehan, representative for Wesley Properties, LLC, agent for Wingstar LLC, owners, for the purpose of rezoning parcel **403-22-102B** from **C2-2** to **C3-2**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Change was reviewed by the Planning Commission on **July 6, 2006** in public hearing that was advertised and posted according to state law.
- C. A neighborhood meeting was held by the applicant on June 19, 2006 as required by ARS 9-462.03B.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Change 2006-09** is approved, based upon the following findings:

- A. The zoning change will promote the public health safety, or welfare of the general public.

- B. The property is classified on the Town's General Plan Land Use Map as Commercial; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
  - C. Screening will be required from I-17 and all higher zoning districts.
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Section 2. This ordinance is effective upon completion of publication and any posting as required by law.

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of July 2006, to be effective when publication and posting, pursuant to state law, is completed.*

Approved: \_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

Approved as to form:

\_\_\_\_\_  
Town Attorney

EXHIBIT A  
LEGAL DESCRIPTION

Thence South 02 Degrees, 52 Minutes, 19 Seconds East, along said Easterly right-of-way line, a distance of 781.15 feet to a recovered ADOT brass cap;

Thence South 22 Degrees, 27 Minutes, 45 Seconds West (basis of bearing for this description), along said Easterly right-of-way line, a distance of 154.00 feet to a found one-half inch rebar #12015 and from which point a recovered ADOT brass cap bears South 22 Degrees, 27 Minutes, 45 Seconds West, a distance of 437.13 feet;

Thence continuing South 22 Degrees, 27 Minutes, 45 Seconds West, a distance of 208.14 feet (measured), 208.22 feet (record), along said Easterly right-of-way line to a found one-half inch rebar #14184;

Thence South 27 Degrees, 06 Minutes, 00 Seconds East (measured), South 27 Degrees, 13 Minutes, 55 Seconds East (record), a distance of 59.96 feet to a set one-half inch rebar #29263 being the TRUE POINT OF BEGINNING;

Thence North 69 Degrees, 38 Minutes, 38 Seconds East, a distance of 157.53 feet to a set one-half inch rebar #29263;

Thence North 84 Degrees, 48 Minutes, 36 Seconds East, a distance of 43.44 feet to a set one-half inch rebar #29263;

Thence North 79 Degrees, 44 Minutes, 57 Seconds East, a distance of 74.36 feet to a set one-half inch rebar #29263;

Thence South 85 Degrees, 08 Minutes, 36 Seconds East, a distance of 103.57 feet to a set one-half inch rebar #29263;

Thence South 70 Degrees, 51 Minutes, 53 Seconds East, a distance of 11.17 feet to a set one-half inch rebar #29263;

Thence North 74 Degrees, 36 Minutes, 33 Seconds East, a distance of 17.26 feet to a set one-half inch rebar #29263;

Thence South 82 Degrees, 00 Minutes, 24 Seconds East, a distance of 48.14 feet to a set one-half inch rebar #29263 being a point on the Westerly right-of-way line of Industrial Drive, as recorded in Book 1878 of Official Records, Page 624, records of Yavapai County, Arizona;

Thence South 00 Degrees, 43 Minutes, 12 Seconds West (measured), South 00 Degrees, 46 Minutes, 05 Seconds West (record), a distance of 120.14 feet along said Westerly right-of-way line of Industrial Drive to the most Easterly Southeast corner of a certain parcel, recorded in Book 3505 of Official Records, Page 168, records of Yavapai County, Arizona to a found one-half inch rebar #28381;

Thence South 72 Degrees, 18 Minutes, 31 Seconds West, a distance of 328.14 feet (measured),

5. The land referred to in this commitment is situated in the County of YAVAPAI, State of Arizona, and is described as follows:

PARCEL I:

A parcel of land located in the West half of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING for reference at the Northeast corner of the South half of the Northwest quarter of said Section 25;

Thence North 89 Degrees, 51 Minutes, 30 Seconds West, a distance of 685.95 feet to a point on the Easterly right-of-way line of Interstate Highway 17, as described in Final Order of Condemnation, recorded in Book 1142 of Official Records, Page 235, records of Yavapai County, Arizona;

Thence South 06 Degrees, 10 Minutes, 33 Seconds West, along said Easterly right-of-way line, a distance of 134.46 feet to a point;

Thence South 02 Degrees, 52 Minutes, 19 Seconds East, along said Easterly right-of-way line, a distance of 781.15 feet to a recovered ADOT brass cap;

Thence South 22 Degrees, 27 Minutes, 45 Seconds West (basis of bearing for this description), along said Easterly right-of-way line, a distance of 154.00 feet to a found one-half inch rebar #12015 and the TRUE POINT OF BEGINNING, from which point a recovered ADOT brass cap bears South 22 Degrees, 27 Minutes, 45 Seconds West, a distance of 437.13 feet;

Thence continuing South 22 Degrees, 27 Minutes, 45 Seconds West, a distance of 208.14 feet (measured), 208.22 feet (record), along said Easterly right-of-way line to a found one-half inch rebar #14184;

Thence South 27 Degrees, 06 Minutes, 00 Seconds East (measured), South 27 Degrees, 13 Minutes, 55 Seconds East (record), a distance of 59.96 feet to a set one-half inch rebar #29263;

Thence North 69 Degrees, 38 Minutes, 38 Seconds East, a distance of 157.53 feet to a set one-half inch rebar #29263;

Thence North 84 Degrees, 48 Minutes, 36 Seconds East, a distance of 43.44 feet to a set one-half inch rebar #29263;

Thence North 79 Degrees, 44 Minutes, 57 Seconds East, a distance of 74.36 feet to a set one-half inch rebar #29263;

Thence South 85 Degrees, 08 Minutes, 36 Seconds East, a distance of 103.57 feet to a set one-

half inch rebar #29263;

Thence South 70 Degrees, 51 Minutes, 53 Seconds East, a distance of 11.17 feet to a set one-half inch rebar #29263;

Thence North 74 Degrees, 36 Minutes, 33 Seconds East, a distance of 17.26 feet to a set one-half inch rebar #29263;

Thence South 82 Degrees, 00 Minutes, 24 Seconds East, a distance of 48.14 feet to a set one-half inch rebar #29263 being a point on the Westerly right-of-way line of Industrial Drive, as recorded in Book 1878 of Official Records, Page 624, records of Yavapai County, Arizona;

Thence North 00 Degrees, 43 Minutes, 12 Seconds East (measured), North 00 Degrees, 46 Minutes, 05 Seconds East (record), a distance of 185.77 feet along said Westerly right-of-way line of Industrial Drive to a found one-half inch rebar #27738, being identical with the Northeast corner of a certain parcel of land, recorded in Book 3505 of Official Records, Page 168, records of Yavapai County, Arizona;

Thence North 89 Degrees, 37 Minutes, 34 Seconds West, a distance of 392.32 feet (measured), North 89 Degrees, 52 Minutes, 57 Seconds West, 392.85 feet (record), along the North line of said parcel, recorded in Book 3505 of Official Records, Page 168, records of Yavapai County, Arizona to the TRUE POINT OF BEGINNING.

EXCEPT all coal, oil, gas and other minerals as reserved from said land.

PARCEL II:

A 40.00 foot wide ingress, egress and public utility easement, being the Westerly 40.00 feet of the following described parcel of land:

A parcel of land located in the West half of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING for reference at the Northeast corner of the South half of the Northwest quarter of said Section 25;

Thence North 89 Degrees, 51 Minutes, 30 Seconds West, a distance of 685.95 feet to a point on the Easterly right-of-way line of Interstate Highway 17, as described in Final Order of Condemnation, recorded in Book 1142 of Official Records, Page 235, records of Yavapai County, Arizona;

Thence South 06 Degrees, 10 Minutes, 33 Seconds West, along said Easterly right-of-way line, a distance of 134.46 feet to a point;

South 72 Degrees, 13 Minutes, 17 Seconds West, a distance of 328.01 feet (record), along a Southerly line of said parcel, recorded in Book 3505 of Official Records, Page 168, records of Yavapai County, Arizona to a set nail with washer #29263;

Thence South 27 Degrees, 07 Minutes, 52 Seconds East, a distance of 175.02 feet (measured), South 27 Degrees, 13 Minutes, 55 Seconds East, a distance of 175.00 feet (record), to a found one-half inch rebar with an obliterated cap and tag #29263 added;

Thence South 62 Degrees, 43 Minutes, 37 Seconds West, a distance of 39.95 feet (measured), South 62 Degrees, 46 Minutes, 05 Seconds West, a distance of 40.00 feet (record), to a found one-half inch rebar with an obliterated cap and tag #29263 added;

Thence North 27 Degrees, 08 Minutes, 51 Seconds West (measured), North 27 Degrees, 13 Minutes, 55 Seconds West (record), a distance of 175.06 feet to a found one-half inch rebar #28381;

Thence North 27 Degrees, 06 Minutes, 00 Seconds West, (measured), North 27 Degrees, 13 Minutes, 55 Seconds West, (record), a distance of 202.98 feet to the TRUE POINT OF BEGINNING.

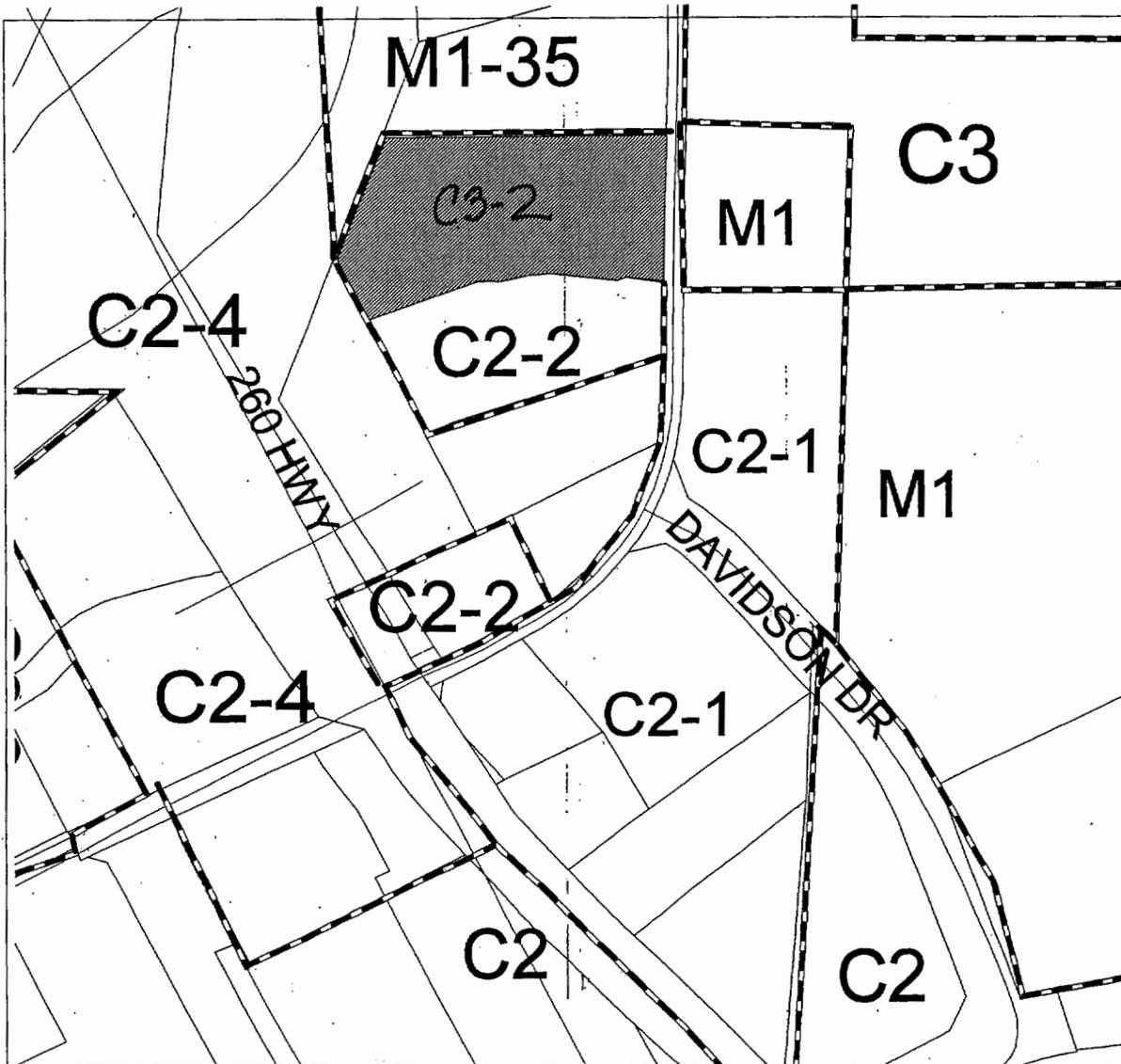
PARCEL III:

An easement for ingress, egress and utilities as created in Book 2252 of Official Records, Page 339 and granted in Quit Claim Deed, recorded in Book 3388 of Official Records, Page 217.

PARCEL IV:

An easement for ingress, egress and utilities as created in Book 2587 of Official Records, Page 659 and granted in Quit Claim Deed, recorded in Book 3388 of Official Records, Page 217.

EXHIBIT B  
MAP



ZONING MAP FOR  
ZMC 2006-09  
JACK SHEEHAN APPLICANT

- Zoning Districts
- PARCELS 5-06
- Regional Roads
- Hydro.shp
- Subject Parcels



**Wesley Properties, L.L.C.**

1016 E. Saddlehorn Road

Sedona, AZ 86351

(928) 284-0508 office

(928) 284-0609 fax

(928) 300-4639 cell

May 3, 2006

Ms. Nancy Buckel, Senior Planner  
Town of Camp Verde  
473 S. Main Street, Suite 108  
Camp Verde, AZ 86322

RE: Parcel #403-22-102-B-5  
Zoning Request

Dear Ms. Buckel:

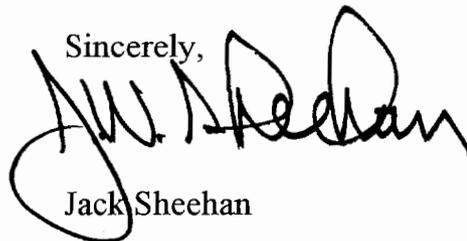
This written narrative description is to outline a proposed self- storage/industrial development on approximately two acres facing and paralleling the northeast intersection of I-17 and Highway 260.

The property is rectangular in shape and gently sloping to the north. It fronts on Industrial Drive with additional access through Taco bell and Denny's restaurants on the south side.

The buildings will be one and two story with an architectural element as depicted within the design drawing package. The gross building area will be approximately 40,000 square feet with road circulation between buildings for access to individual storage units.

The current demand for self-storage is strong, as evidenced by high occupancy percentages. The proposed use at this location is ideal, as it will have minimal impact on adjoining properties and neighborhoods. Self-storage facilities are sleepy operations.

Sincerely,



Jack Sheehan

05-05-06P03:57 ACVD

CASE NO. 2006-27

PROJECT NO. 06-09 ZMC

**TOWN OF CAMP VERDE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
 P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108  
 CAMP VERDE, ARIZONA 86322  
 (928) 567-8513 • FAX (928) 567-7401  
**CHANGE OF ZONING MAP OR DENSITY APPLICATION**

1.93 AC.

APPLICATION DATE 5/5/06 TAKEN BY Valerie Anne  
 ASSESSOR'S PARCEL NO. 403-22-102-B-5 FEES \$500<sup>00</sup>  
 PRESENT ZONING C2-2 HEARING DATE \_\_\_\_\_  
 SUBDIVISION \_\_\_\_\_  
 ADDRESS OF PROPERTY INDUSTRIAL DRIVE

**REQUEST:** Rezone to C3-2 to accommodate  
A SELF STORAGE Development including  
AN OFFICE AND ON SITE MANAGER APARTMENT.

OWNER WINGSTAR LLC PHONE 284-9152 FAX SAME  
 ADDRESS 18 C Y PRESS PLACE CITY SEDONA STATE AZ ZIP 86351  
 CONTACT PERSON DON TROUTMAN

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize  
JACK SHEEHAN to act as my agent in the application.  
 Name of Agent \_\_\_\_\_  
 Signature of Owner [Signature] Date 5/4/06  
DONALD TROUTMAN

AGENT Wesley Properties, LLC PHONE 300-4639 FAX 284-0609  
 ADDRESS 1016 E. Saddlehorn Rd CITY SEDONA STATE AZ ZIP 86351  
 CONTACT PERSON JACK SHEEHAN

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.  
 Signature of Applicant [Signature] Date 5/5/06

Town of Camp Verde  
Post Office Box 710  
Camp Verde, AZ 86322  
(520) 567-6631

**Special Power of Attorney  
Authorization for Permit Application**

Parcel Number: 403-22-102-B-5 Date: MAY 5, 2006  
Owner: WING STAR, L.L.C.  
Address: 18 CYPRESS PLACE SEDONA, AZ. 86351  
Phone: ( ) 284-9152

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

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

NOW THEREFORE, the undersigned owner hereby designates JACK SULLIVAN  
OF WESLEY PROPERTIES, LLC, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to AUGUST 15, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

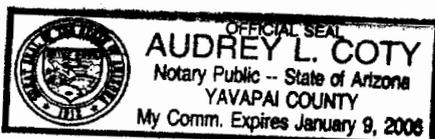
WINGSTAR, LLC  
DON TROUTMAN, MANAGING MEMBER Owner(s)

State of Arizona  
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 3rd day of May, 2006, by Donald G. Troutman, who is/are personally known by me or have produced identification.

Audrey Coty, Notary Public

My Commission Expires:



**Wesley Properties, L.L.C.**

1016 E. Saddlehorn Road  
Sedona, AZ 86351  
(928) 284-0508 office  
(928) 284-0609 fax  
(928) 300-4639 cell

06-13-06A08:06 RCVD

June 9, 2006

Sent via certified mail

6/9/06

RE: Parcel #403-22-102-B-5  
Industrial Drive

To Whom It May Concern:

I have filed application with the town of Camp Verde to re-zone a property adjacent to the Days Inn and Suites in Camp Verde, Arizona. A site plan with vicinity map is attached to familiarize you with the proposed development.

The zoning request is from the current C-2 zoning to a C-3 zoning of which would allow a self storage development.

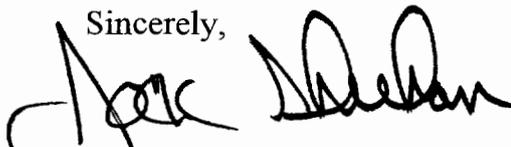
I have arranged for and am inviting you to attend a meeting June 19, 2006 between the hours of 1:00 p.m. to 2:00 p.m. to address any questions you may have. The location:

The Days Inn and Suites  
1640 W. Finnie Flats Road  
Third Floor Meeting Room  
Camp Verde, AZ 86322  
928-567-3700

June 19, 2006 - 1:00 p.m. to 2:00 p.m.

Also, please feel free to call or email me at the numbers on this letterhead or call Nancy Buckel, Senior Planner at the town of Camp Verde (928) 567-8513

Sincerely,



Jack Sheehan

[wesprop@msn.com](mailto:wesprop@msn.com)

cc: NANCY



**Buffer Results**

Returned 12 parcels within 300 Feet of parcel 403-22-102B.

Download

Parcel	Owner	Mailing Address	City	State	Zip
1 403-22-029Y	KADA ENTERPRISES	1290 HWY 260	COTTONWOOD	AZ	86326
2 403-22-029D	CORNERSTONE PROPANE LP	PO BOX 7000	LEBANON	MO	65536
3 403-22-007C	THOMPSON FLOYD WAYNE & DOROTHY J RS	749 N BERTRAND	FLAGSTAFF	AZ	86004
4 403-22-029C	COLUMBIA PROPANE LP	PO BOX 798	VALLEY FORGE	PA	19482
5 403-22-027F	BUCKEYE GAS PRODUCTS COMPANY LP	1 LIBERTY PLAZA	LIBERTY	MO	64068
6 403-22-102B	WINGSTAR LLC	18 CYPRESS PLACE	SEDONA	AZ	86351
7 403-22-029S	RFP SOUTHWEST INVESTORS	4140 N 58TH ST	PHOENIX	AZ	85018
8 403-22-102A	JRG INVESTMENTS LLC	9465 E MINTON ST	MESA	AZ	85207
9 403-23-102D	SIMONTON JOSEPH L	PO BOX 507	QUEEN CREEK	AZ	85242
10 403-22-027W	LOVETT GEORGE & NINA TTEES OF	PO BOX 55	COTTONWOOD	AZ	86326
11 403-22-029U	Q K INC	101 E HOPI DR	HOLBROOK	AZ	86025
12 403-22-029G	MITCHELL CAROLINE SMITH UI &	1380 RELIEZ VALLEY RD	LAFAYETTE	CA	94549

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

Hearing Application: \_\_\_\_\_ Parcel No. 403-22-102-B-5  
Date: 5/4/06 Legal Description: \_\_\_\_\_  
Name: Wesley Roberts, LLC Attached  
Address: 1016 E. Saddlehorn Rd. Sedona 86351

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

[Signature] \_\_\_\_\_ Date 5/5/06  
Applicant's Signature

Agent for: ~~Wesley Roberts, LLC~~  
WINGSTAR, LLC

State of Arizona  
Town of Camp Verde

On this 4 day of May, <sup>2006</sup> 19— before me, the undersigned Notary Public, personally appeared Jack Sheehan who executed the foregoing instrument for the purpose therein contained.

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



**LAUREN A. GRIFFIN**  
Notary Public - Arizona  
Yavapai County  
Expires 02/15/10

[Signature]  
Notary Public  
02/15/10  
Date Commission Expires

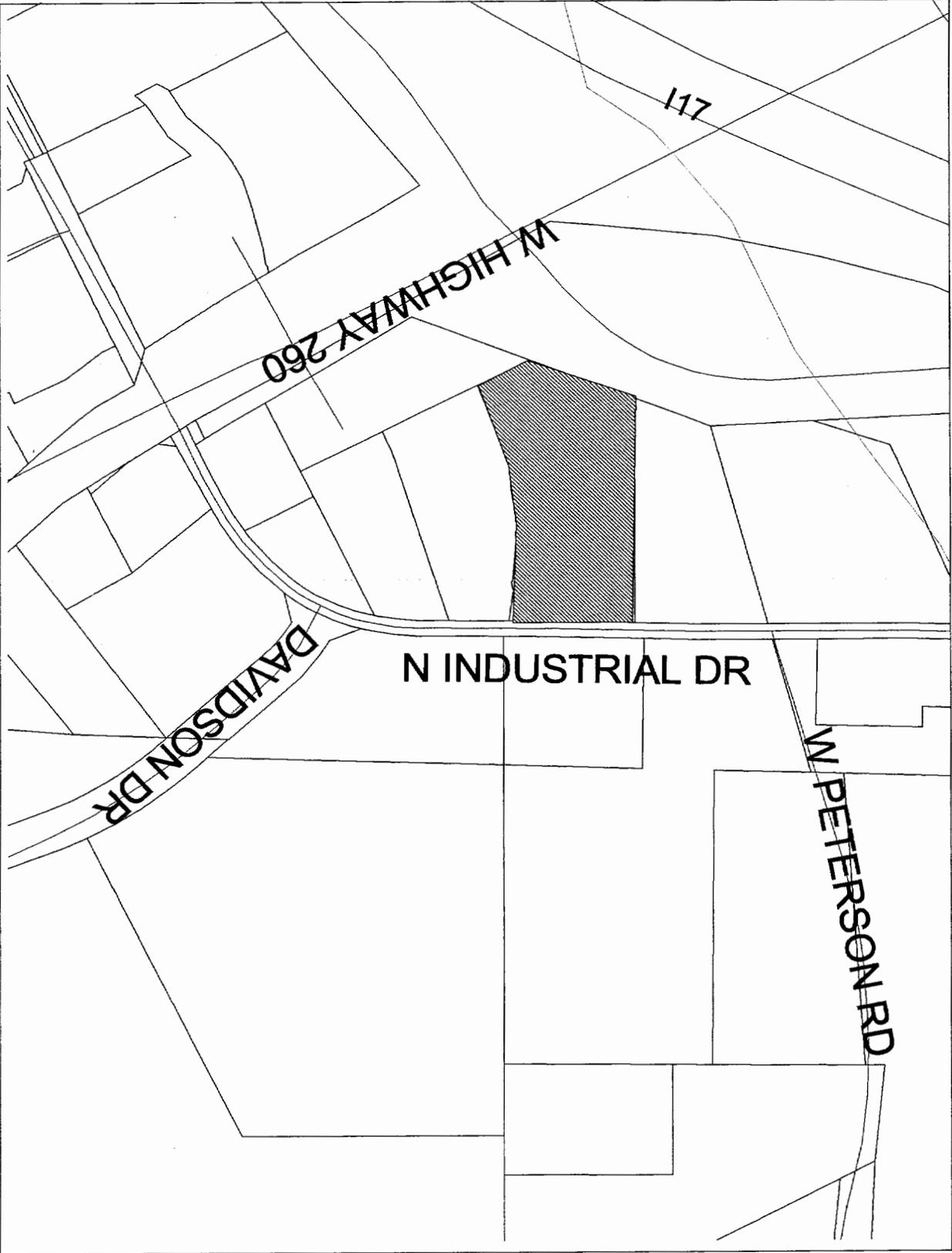
**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER 403-22-102-B-5

APPLICANT'S NAME Wesley Properties, LLC

PROPERTY ADDRESS INDUSTRIAL DRIVE

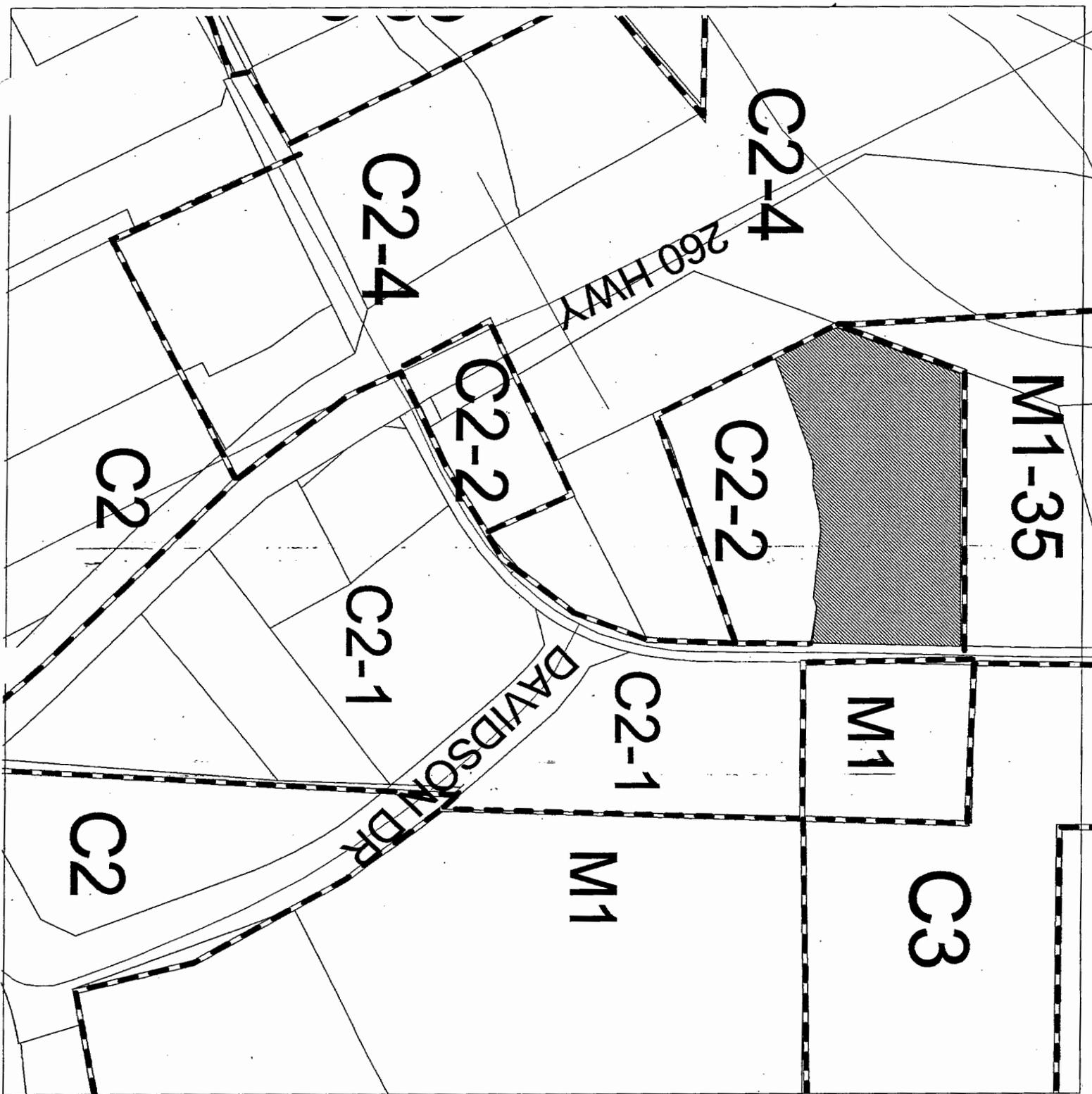
DIRECTIONS TO PROPERTY West - Adjoining  
DAYS INN & SUITES - CAMP Verde  
1640 W. FINN & FLAT RD. - PARALLELING  
E 17



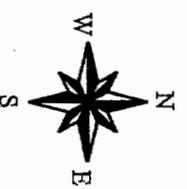
SUBJECT PARCEL

LOCATION MAP  
FOR  
ZMC 2006-09  
FOR JACK SHEEHAN  
FROM C2 TO C3

ZONING MAP FOR  
ZMC 2006-09  
JACK SHEEHAN APPLICANT



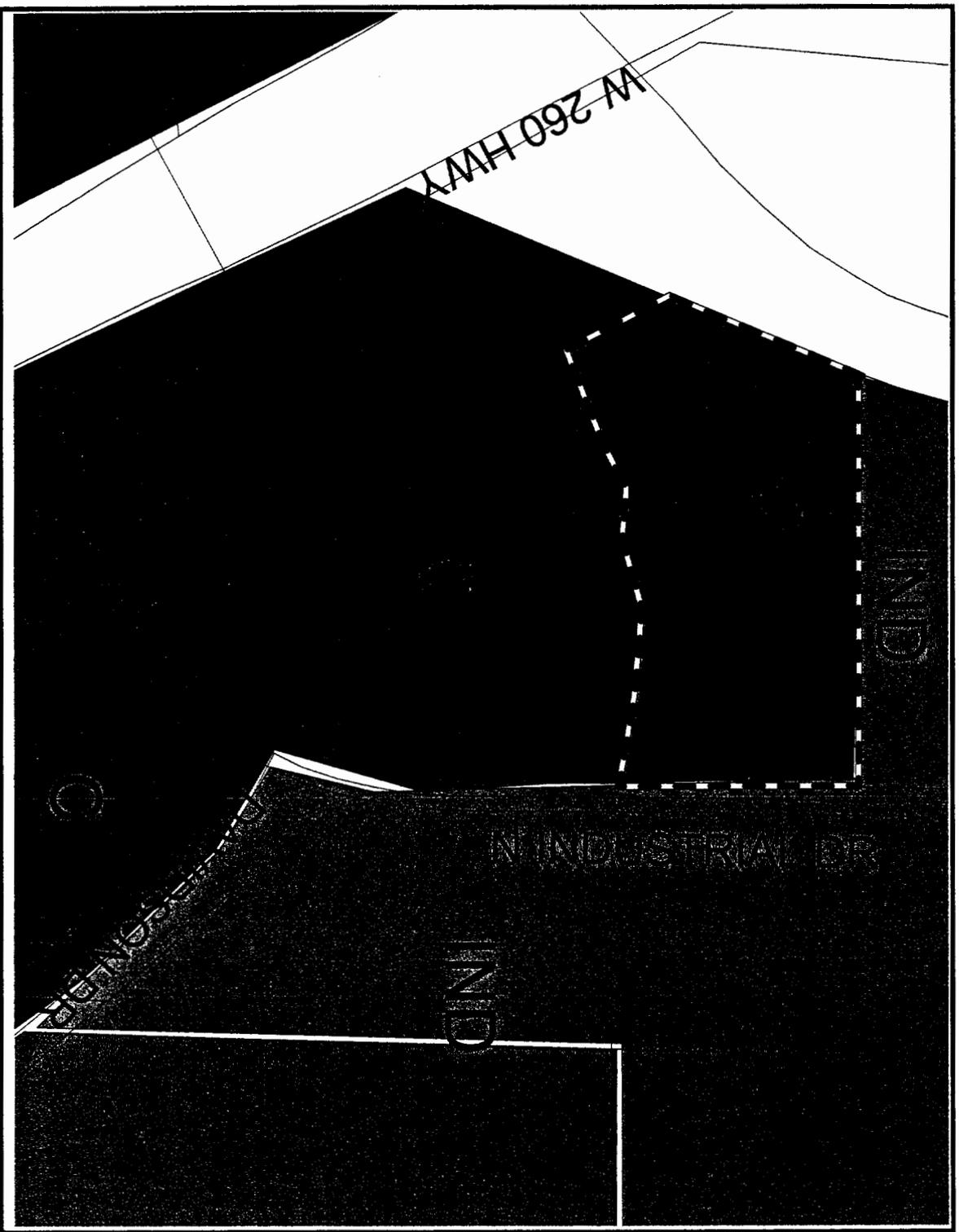
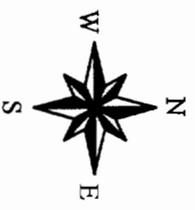
- Zoning Districts PARCELS 5-06
- Regional Roads Hydro.shp
- Subject Parcels



**LAND USE MAP  
FOR  
JACK SHEEHAN  
ZMC APPLICATION**

**SUBJECT PARCELS**

-  Campverdepar
-  Special planning district:shp
-  Approved & ratified land use map 2004.shp
-  Agriculture > 5 Acres
-  Commercial
-  High Density - 11 Units AC Max
-  Industrial
-  Low Density - 1 AC Min
-  Medium Density - 1/4 AC Min
-  Mixed Use - Conflnd
-  National Forest
-  Natural Resource
-  Open Space
-  Public Facilities
-  Rural Residential - 2 AC Min
-  Yavapai-Apache Nation
-  Town Boundary



**Staff Report**

**Commission Meeting of:**

July 26, 2006

**Title:**

**RESOLUTION 2006-690:** Preliminary Plat 2006-02 application filed by Scott Simonton agent for Camp Verde Homestead, LLC, owners for a preliminary plat approval that subdivides a portion of parcel 403-23-103C (24 acres) into 87 lots with a minimum size of 5,000 square feet for residential use.

**Description Of Item:**

This phase of Simonton Ranch is to be called Elk Creek at Simonton Ranch. It will be similar to Silverado and more urban in character. This development will be sharing the common areas and the activity center with the Silverado development. The property is located off of Finnie Flat Road and will be accessed by a new roadway, Elk Creek Road and Simonton Ranch Road.

When the rezoning for this development was approved there were exceptions granted on street width, sidewalks, setbacks and lot coverage for each of the phases.

The developer is requesting that parking on both sides of the street be allowed as indicated on the amended street design submitted in the application. The local street ROW is to be 50' wide and two 8' PUE easements (Decreased from 10') for utilities. The roadway is to have two 17' lanes (increased from 14.5') with a 4' sidewalk on one side of the roadway. Included in the application is information from Phoenix on their roadway widths and the allowance for parking on both sides of the street for the Council's consideration.

The Town Engineer indicated that this exception would be more of a policy decision for the Council and possibly a safety issue with the Fire District more than it would be a construction issue for his approval.

The entrance road ROW is to be 68' wide with two 20' travel lanes and two 10' PUE with a 4' sidewalk on one side of the roadway. The setbacks for the residential lots are to be 18' Front, 20' Rear and 5' on each side.

This development will be served by Camp Verde Water Co. and Camp Verde Sanitary District. The representative for the sewer district indicated that work should be started on the expansion of the sewer line within six months.

The street names submitted for this development are as follows:

- Thornton Drive
- Larkin Road
- Wheeler Road
- Mann Circle
- Elk Creek Road

**Agency Review:** Staff held a project meeting on May 12, 2006 where four agencies and the developer met to discuss outstanding issues.

**Arizona Engineering:** The Town Engineer, Arizona Engineering has done the preliminary review of the construction plans and the plat and staff has forwarded the comments to the project engineer. These comments will be addressed in the final plat submittal. These preliminary plans are available in the Community Development office for review during office hours.

**Camp Verde Housing Committee:** Project already had zoning in place. Therefore, it is too late to consider workforce housing issues.

**Camp Verde Water Systems:** Water for this project will be provided by CVWS.

**Camp Verde Sanitary District:** The sewer design meets the requirements of the Arizona Administrative Code R-18-9-E301 and of the Policies, Procedures, Rules and Regulations of the Camp Verde Sanitary District adopted May 5, 2000.

**Yavapai County Flood Control:** This site is impacted by greater than 80 acre drainage basins contributing runoff to Middle Wash of which is regulated by the Flood Control District. This regulated watercourse is to the north of the site and will not impact any of the lots within the Elk Creek Subdivision. This development is also affected by sheet flow drainage from the greater than 80-acre off site drainage basin. The District would like to suggest that the minimum finished floor elevations be at least 1 foot above natural ground at the existing surface's highest elevation below the proposed structure. The Phase II drainage study has addressed all required items; therefore the District approves its portion of the review process. Flood Control has no objection to this application.

**Town of Camp Verde Streets Department:** No comment on this project.

**Replies to the 300' Letters:** Nine (9) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter as of the writing of this report.

**Commission**

**Recommendation:** At a public hearing on this application the Planning and Zoning Commission voted unanimously to recommend to Council the approval of this application. There was no public input on this item. During the Commissions discussion it was suggested that crosswalks be at all intersections. There was some concern expressed regarding the control of parking on the public utility easement between the property line and the edge of the curb.

**Attachments:** Yes  
**Prepared by:** Nancy Buckel



## RESOLUTION 2006-690

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2006-02 FOR THE PURPOSE OF DEVELOPING ELK CREEK @ SIMONTON RANCH SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON A PORTION OF PARCEL 403-23-103C CONSISTING OF APPROXIMATELY 24 ACRES AND 87 LOTS WITH THE MINIMUM LOT SIZE BEING 5,000 SQUARE FEET.**

***SITE LOCATION: OFF OF FINNIE FLAT ROAD ACCESSED BY SIMONTON PARKWAY AND ELK CREEK ROAD, A NEW ROADWAY.***

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

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Preliminary Plat 2006-02 was filed by Scott Simonton, agent for Camp Verde Homestead, LLC, owner for a portion of parcel 403-23-103C.
  - B. The request was reviewed by the Planning and Zoning Commission on July 6, 2006 and by the Common Council on July 26, 2006 in public hearings that were advertised and posted according to state law.
  - C. The purpose of the preliminary plat is to develop Elk Creek @ Simonton Ranch residential subdivision with 87 lots.
  - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2006-02 for the purpose of developing Elk Creek @ Simonton Ranch Subdivision with 87 lots on a portion of parcel 403-23-103C with the following exceptions:

1. The local road ROW will be 50' in width with two 17' travel lanes and one 4' sidewalk on one side of the roadway with 8' PUE on either side of the roadway and parking will be allowed on both sides of the roadway.

**NOTE:**

Pursuant to approved PAD for Simonton Ranch, the setbacks are to be 18' in front, 20' in the rear and 5' on the sides. The lot coverage shall be a maximum of 50%.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 26, 2006.**

\_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

**AMENDED 6-6-06**

CASE NO. 2006-22

PROJECT NO. pp 06-04

**TOWN OF CAMP VERDE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. Box 710 • 473 S. MAIN STREET, Suite 108  
CAMP VERDE, ARIZONA 86322  
(928) 567-8513 • FAX (928) 567-7401  
**SUBDIVISION PLAT APPLICATION**

05-06-06P03:03 RCVD

**REQUEST:**

PRELIMINARY PLAT \_\_\_\_\_ X \_\_\_\_\_  
FINAL FLAT \_\_\_\_\_  
CONCEPTUAL PLAN \_\_\_\_\_  
AMENDED PLAT \_\_\_\_\_  
RESUBDIVISION \_\_\_\_\_  
REVERSION TO ACREAGE \_\_\_\_\_

SUBDIVISION NAME ELK CREEK at Simonton Ranch  
TRACT \_\_\_\_\_

APPLICATION DATE 4-7-06  
ASSESSOR'S PARCEL NO. 403-23-0080 <sup>103C</sup>  
PRESENT ZONING R1-L (PAD 7-9)  
  
TAKEN BY \_\_\_\_\_  
  
FEES \$1,340.00 (Previously Paid)  
HEARING DATE \_\_\_\_\_

OWNER/DEVELOPER Camp Verde Homestead, LLC PHONE 480-218-7575 FAX 480-218-0888  
ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85209  
CONTACT PERSON Scott Simonton (gssimonton@aol.com)

ENGINEER Hoskin Ryan Consultants, Inc. PHONE 602-252-8384 FAX 602-252-8385  
ADDRESS 201 W. Indian School Road CITY Phoenix STATE AZ ZIP 85013  
CONTACT PERSON John Mireles

PROPOSED LAND USE	NET ACREAGE (SQ. FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	24.005 AC	87	5,500	50*	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

\*41 Lots 60' wide and 46 Lots 50' wide (intermingled to create superior streetscape).

RESIDENTIAL DENSITY (SEE REVERSE SIDE) 3.62 D.U./P.A. LINEAR FT OF STREETS \_\_\_\_\_

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

HEARING APPLICATION: \_\_\_\_\_ PARCEL NO.: ELK CREEK PRELIMINARY PLAT  
40-23-008U  
103C  
DATE: 4-24-06 LEGAL DESCRIPTION: SEE ATTACHED  
NAME: ELK CREEK PRELIMINARY PLAT  
ADDRESS: FINNIE FLAT ROAD + (PROPOSED) SIMONTON RANCH ROAD

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

[Signature] \_\_\_\_\_ 4-24-06  
Applicant's Signature Date

Agent for: CAMP VERDE HOMESTEAD, LLC

State of Arizona  
Town of Camp Verde

On this 24 day of APRIL, 2006 before me, the undersigned Notary Public, personally appeared G. SCOTT SIMONTON, MANAGER Who executed the foregoing instrument for the purpose therein contained.

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Date Commission Expires

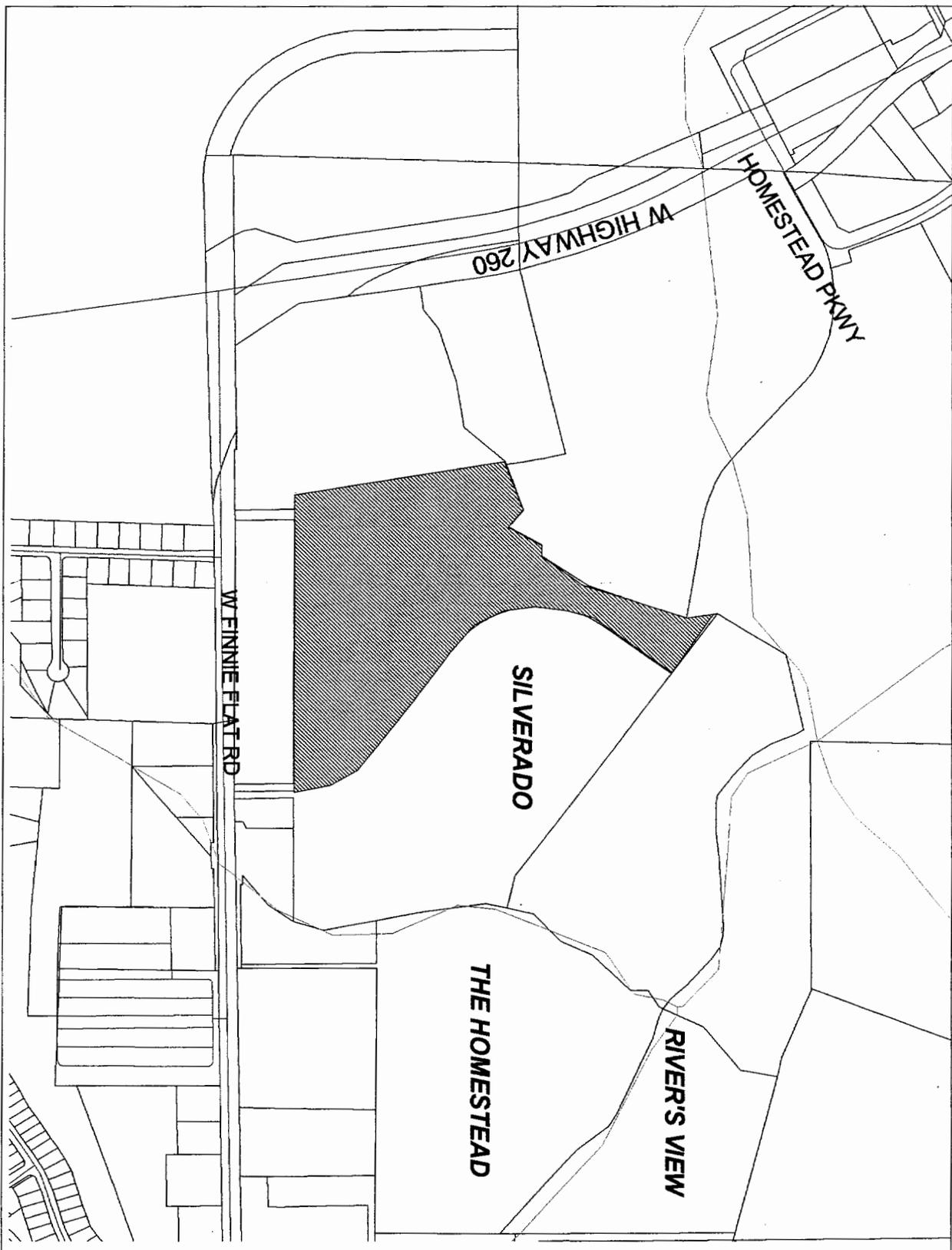


LOCATION MAP

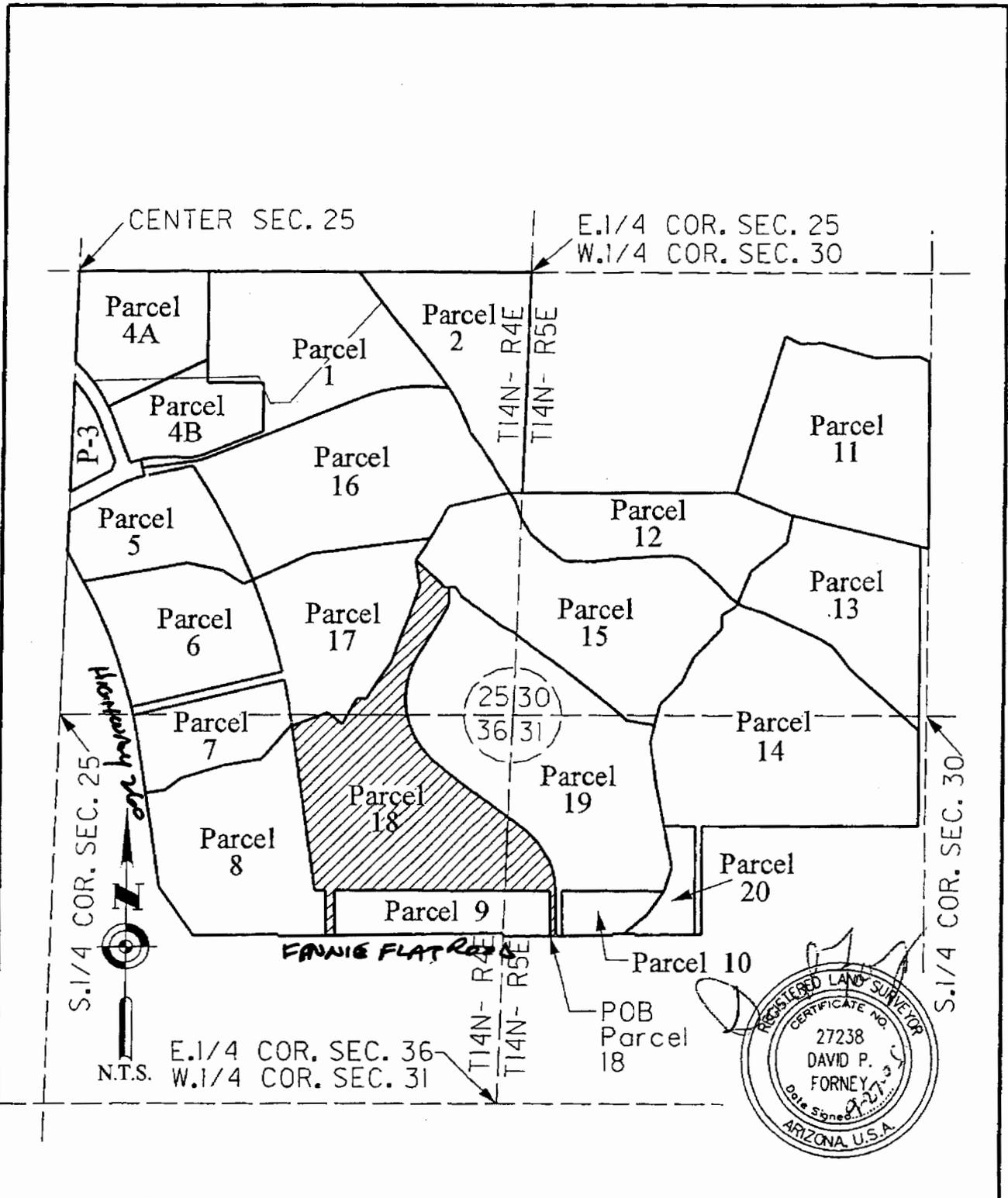
FOR

PP 2006-04 ELK CREEK

SCOTT SIMONTON - APPLICANT



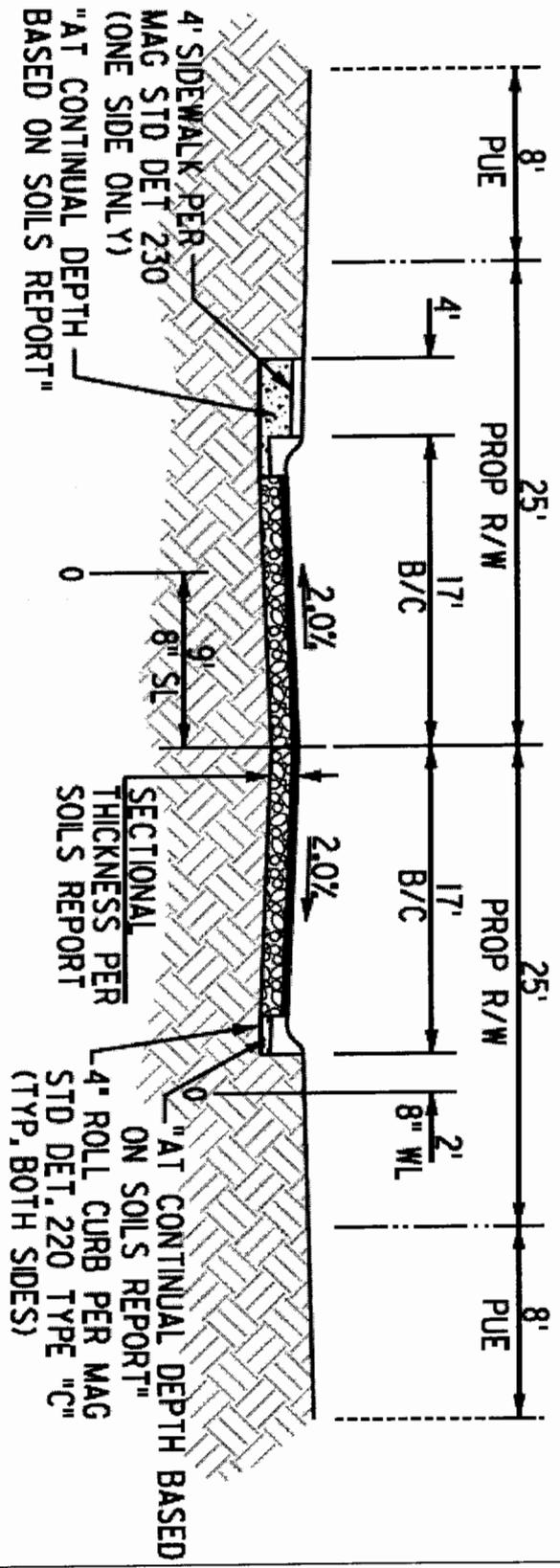
SUBJECT PARCEL



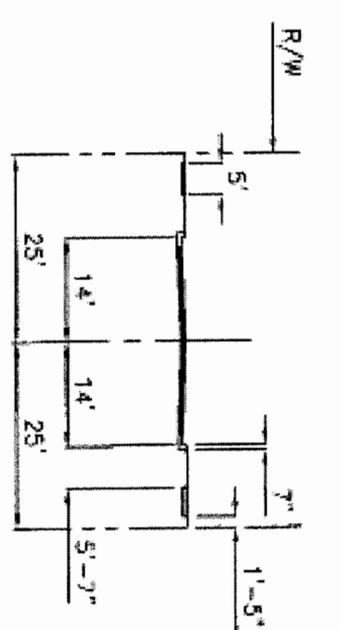
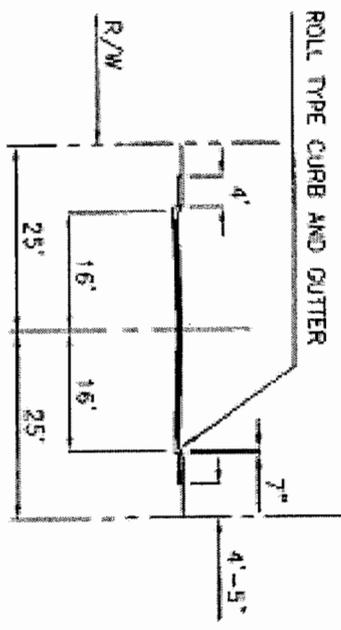
 Hoskin-Ryan Consultants Inc.  
*creative engineering solutions*

3003 N. Central Avenue, Suite 1500, Phoenix, Arizona 85012-2902  
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

**HOMESTEAD PARCEL 18  
EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION**



# LOCAL RESIDENTIAL STREET



**CROSS SECTION H**  
SINGLE FAMILY RESIDENTIAL LAND USE

**CROSS SECTION I**  
SINGLE FAMILY RESIDENTIAL LAND USE

OPTION A:  
ROLL CURB AND ADJACENT SIDEWALK

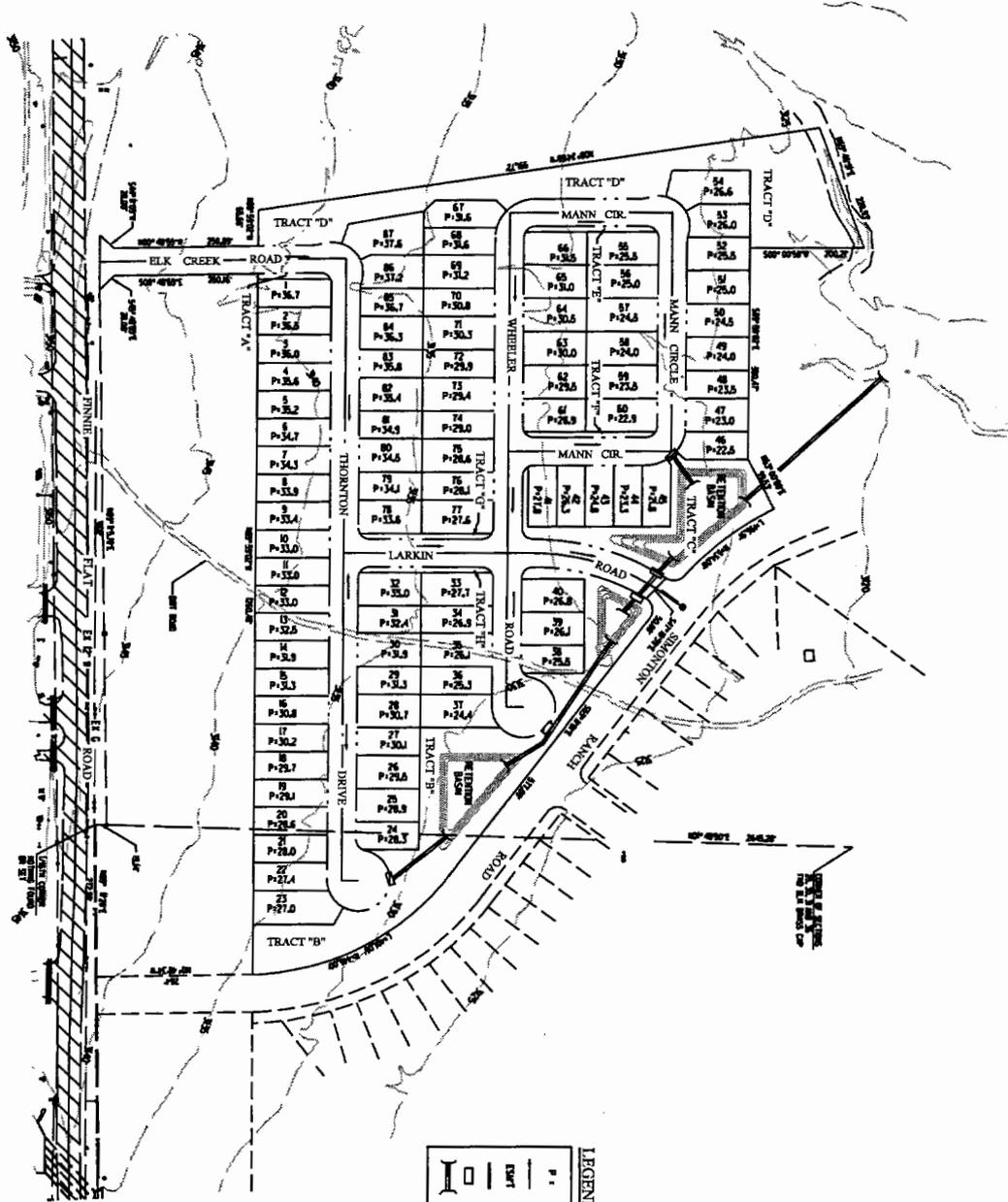
OPTION B:  
VERTICAL CURB AND SET BACK SIDEWALK

ALL DIMENSIONS ARE TO THE FACE OF CURB.

ALL CURBS ARE VERTICAL UNLESS NOTED.

DETAIL NO. P1014	<b>City of Phoenix</b> STANDARD DETAIL	MINIMUM LOCAL STREET CROSS SECTIONS	APPROVED FOR CITY ENGINEER	DATE 2-11-00	DETAIL NO. P1014
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SCALE: 1" = 50'

**LEGEND**

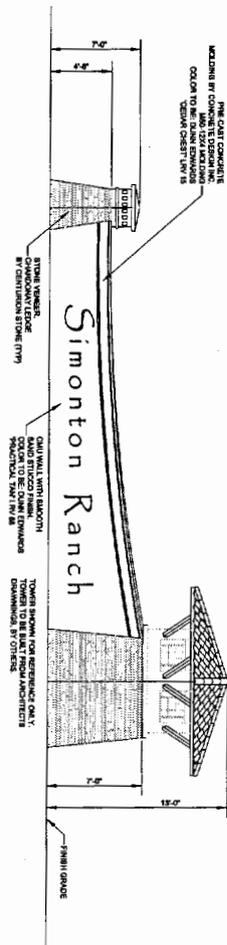
P	PROPOSED
E	EXISTING
—	EXISTING STORM DRAIN PIPES
—	EXISTING STORM DRAIN BASINS
—	EXISTING OR PROPOSED STORM DRAIN

**Hoskin • Ryan Consultants, Inc.**  
 creative engineering solutions

**"ELK CREEK AT SIMONTON RANCH"**  
**PRELIMINARY GRADING PLAN**  
 Land Planning - Hydrology - Land Development - Civil Infrastructure - Surveying

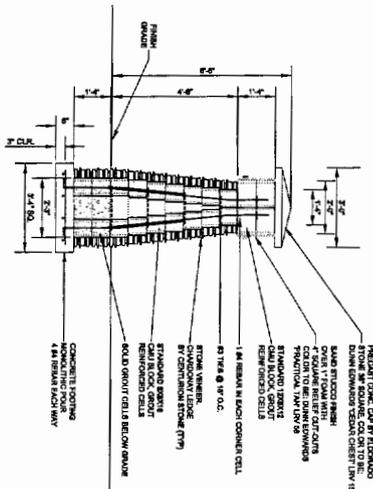
**REVISIONS**


201 West Indian School Road  
 Phoenix, AZ 85013  
 Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

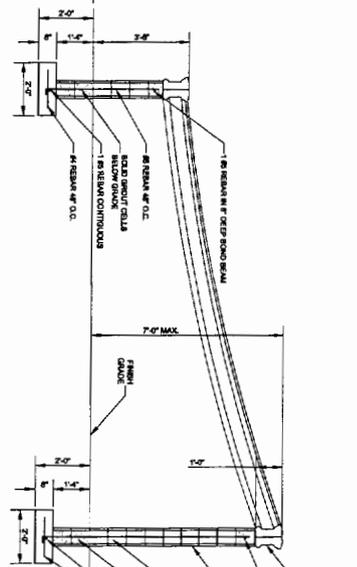


1 PRIMARY ENTRY ELEVATION  
SCALE: 1/4" = 1'-0"

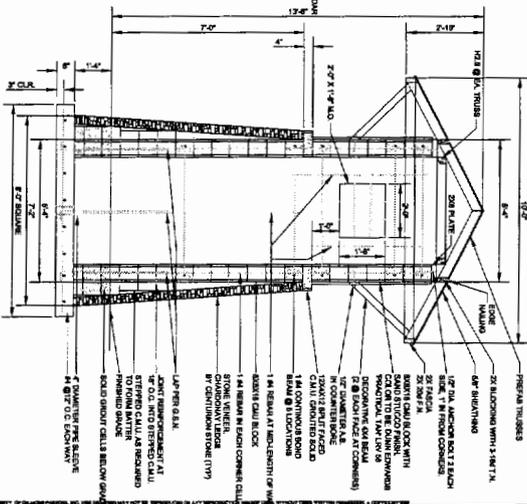
NTS



2 6-6" MONUMENT COLUMN  
SCALE: 1/4" = 1'-0"



3 ENTRY MONUMENT WALL SECTION-DETAIL  
SCALE: 1/4" = 1'-0"



4 ENTRY TOWER SECTION & ROOF PLAN  
SCALE: 1/4" = 1'-0"



Bruce C. Sarvetz, P.E.

SILVERADO @ SIMONTON RANCH  
 CAMP VERDE, ARIZONA

NO.	DATE	BY	CHKD.
1	08.11.18	TS	TS
2	08.11.18	TS	TS
3	08.11.18	TS	TS
4	08.11.18	TS	TS

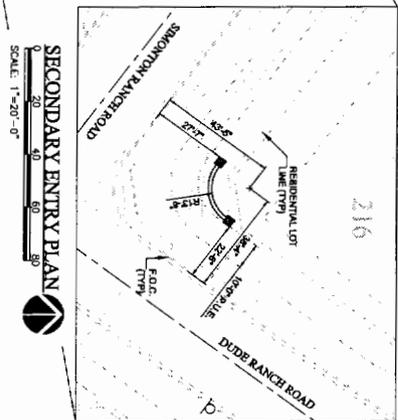
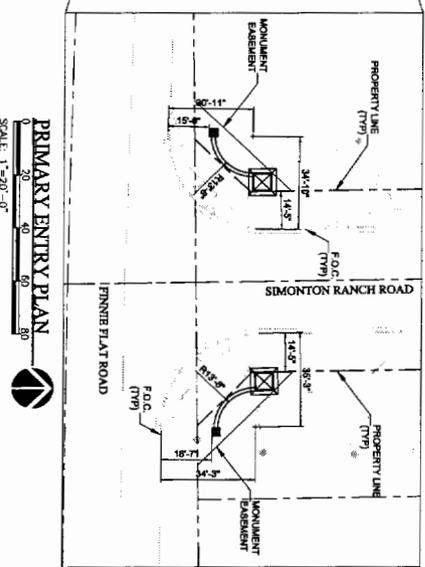
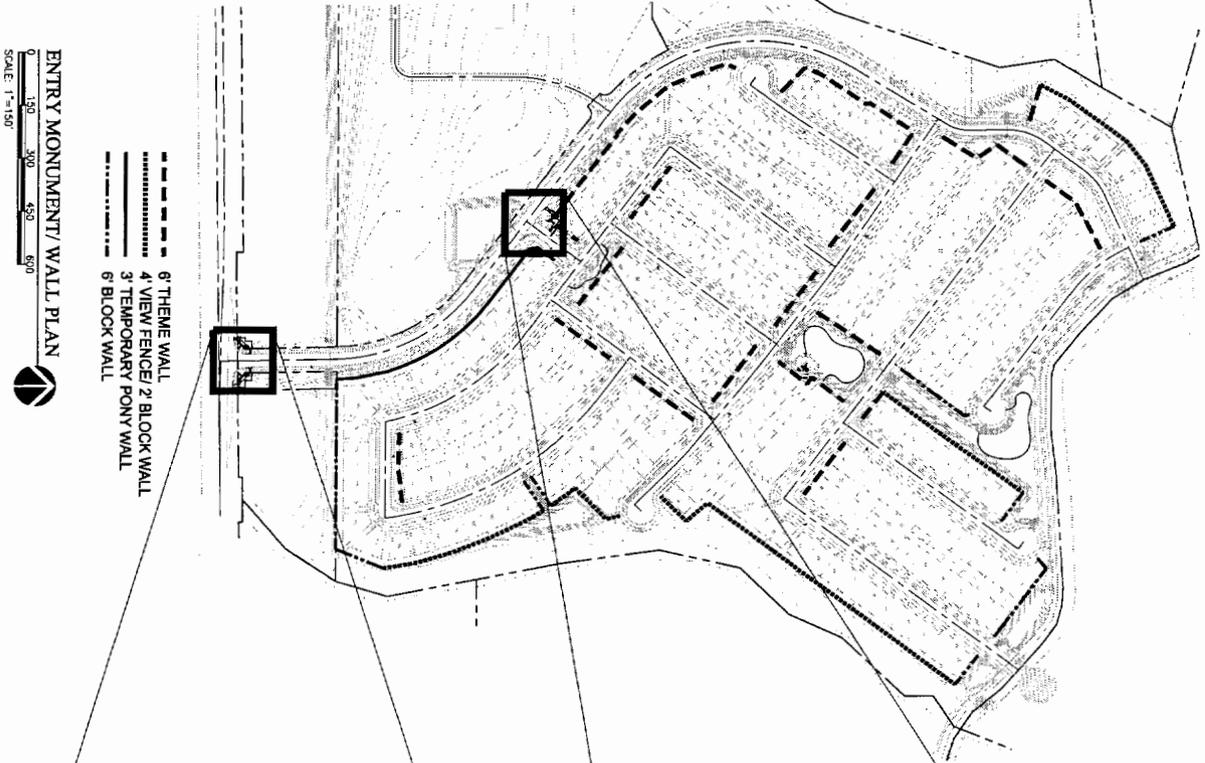
**SILVERADO @ SIMONTON RANCH**  
**CAMP VERDE, ARIZONA**  
 PREPARED FOR: HAVEN HOMES

2214 N. 34th Street  
 Phoenix, Arizona 85018  
 602.998.8888  
 www.gilmoreparsons.com

**GILMORE PARSONS**  
 LAND DESIGN GROUP

SHEET  
**L5.01**  
 2 OF 4





DATE: 01/11/18  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: SILVERADO @ SIMONTON RANCH  
 SHEET: L5.03  
 OF 3

**SILVERADO @ SIMONTON RANCH**  
**CAMP VERDE, ARIZONA**  
 PREPARED FOR: HAVEN HOMES

2018.10.18  
 1. 10/18/18  
 2. 10/18/18  
 3. 10/18/18  
 4. 10/18/18

GILMORE PARSONS  
 LAND DESIGN GROUP

CASE NO. 2006-22  
PROJECT NO. pp 06-04

### APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. 403-23-008U PRESENT ZONING R1L (PAD 7-9) & C-2  
ELK CREEK at  
SUBDIVISION SIMONTON RANCH EXISTING USE OF PROPERTY Vacant Land

ADDRESS OF PROPERTY NWC Finnie Flat Road & Simonton Ranch Road\*, Camp Verde  
\*Proposed

**REQUESTED WAIVER OR VARIANCE:**

Widen street section to 34 feet from back of curb to back of curb and allow parking on both sides of streets within Elk Creek at Simonton Ranch.

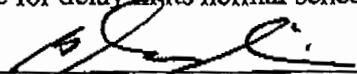
\*\*\*\*\*

**JUSTIFICATION**

City of Phoenix and other valley cities allow parking on both sides of the street with a minimum cross section of 33.16 feet back of curb to back of curb. See attached correspondence with City of Phoenix verifying street standards and accompanying exhibit showing cross section.

\*\*\*\*\*

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

  
Signature of Applicant

6-6-06  
Date

**From:** "Ted Luther" <tedl@hoskinryan.com>  
**Sent:** Thursday, 05/18/2006 04:12 PM  
**To:** Bob W. Miller/DSD/PHX@PHXENT  
**Subject:** Question for the reviewer

We have a job in the city of phoenix that they want parking along local streets, as well as two lanes. Is this allowed? Is this normal?

Ted A. Luther, P.E.  
Sr. Project Manager  
<mailto:tedl@hoskinryan.com>  
Hoskin\*Ryan Consultants

---

**From:** bob.w.miller@phoenix.gov [mailto:bob.w.miller@phoenix.gov]  
**Sent:** Friday, May 19, 2006 6:47 AM  
**To:** Ted Luther  
**Cc:** rick.coles@phoenix.gov  
**Subject:** Re: Question for the reviewer

Our standard street sections allow parking on the street see P-1010 thru P1014 in the City Supplements for details.

Bob Miller

---

**From:** "Ted Luther" <tedl@hoskinryan.com>  
**Sent:** Friday, 05/19/2006 09:26 AM  
**To:** Bob W. Miller/DSD/PHX@PHXENT  
**Subject:** RE: Question for the reviewer

Thanks Bob. I checked the detail, specifically P-1014, cross section H. It doesn't say it, but you're indicating that this cross section *does* allow parking both sides?

Ted A. Luther, P.E.  
Sr. Project Manager  
<mailto:tedl@hoskinryan.com>  
Hoskin\*Ryan Consultants

---

**From:** bob.w.miller@phoenix.gov [mailto:bob.w.miller@phoenix.gov]  
**Sent:** Friday, May 19, 2006 10:36 AM  
**To:** Ted Luther  
**Subject:** RE: Question for the reviewer

As long as it is single family detached housing and not assigned parking, it is allowed on both sides with that cross section. The assumption is that the street is overflow temporary parking not permanent parking, if something different give me more information.

Bob Miller

---

**From:** Ted Luther  
**Sent:** Friday, May 19, 2006 10:50 AM  
**To:** Ryan Raab; Tom Ryan; Paul Zeising  
**Subject:** FW: Question for the reviewer

Another answer from the Code King.

Parking is allowed.

Ted A. Luther, P.E.  
Sr. Project Manager  
<mailto:tedl@hoskinryan.com>  
**Hoskin•Ryan Consultants**

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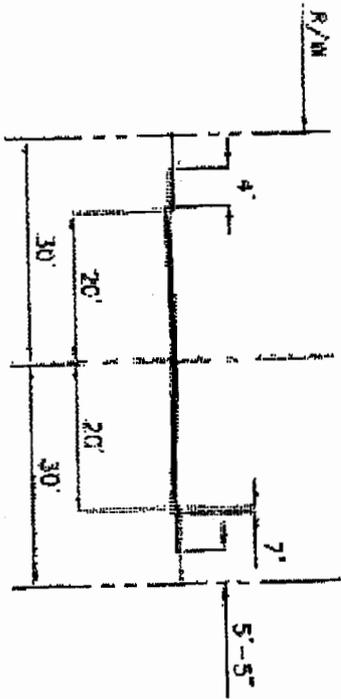
**From:** RyanR@hoskinryan.com  
**Sent:** Friday, May 19, 2006 11:51 AM  
**To:** [GSSimonton@aol.com](mailto:GSSimonton@aol.com)  
**CC:** [John@hoskinryan.com](mailto:John@hoskinryan.com), [Tom@hoskinryan.com](mailto:Tom@hoskinryan.com)  
**Subject:** FW: Question for the reviewer

Scott,

Here is some correspondence we had with the City of Phoenix regarding parking on a standard City of Phoenix street. In summary, parking is allowed on both sides of the street in Phoenix with a 33.16' back of curb to back of curb dimension. This should give the backup to get you parking on both sides of the street on Parcel 18.

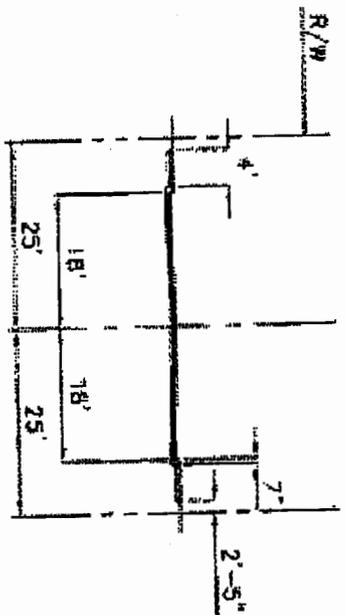
Ryan H. Raab, P.E.  
Project Manager  
[ryanr@hoskinryan.com](mailto:ryanr@hoskinryan.com)

**Hoskin•Ryan Consultants**



**CROSS SECTION F**

INDUSTRIAL LAND USE  
VERTICAL CURB AND ADJACENT SIDEWALK

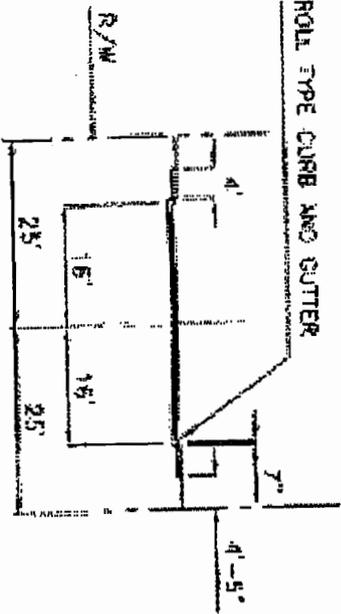


**CROSS SECTION G**

COMMERCIAL, & SINGLE FAMILY  
RESIDENTIAL LAND USE  
VERTICAL CURB AND ADJACENT SIDEWALK

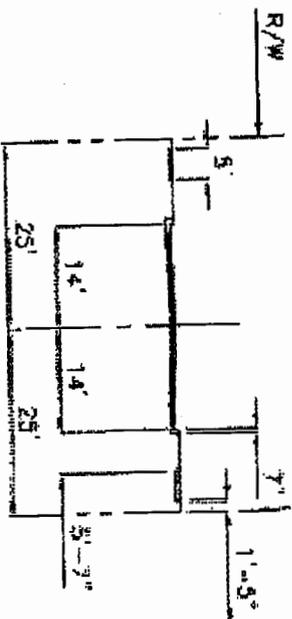
NOTES:

ADDITIONAL RIGHT-OF-WAY  
MAY BE REQUIRED FOR DRAINAGE,  
UTILITIES, SLOPE RIGHTS,  
IRRIGATION FACILITIES, OR TRAILS.



**CROSS SECTION H**

SINGLE FAMILY RESIDENTIAL LAND USE  
OPTION A:  
ROLL CURB AND ADJACENT SIDEWALK



**CROSS SECTION I**

SINGLE FAMILY RESIDENTIAL LAND USE  
OPTION B:  
VERTICAL CURB AND SET BACK SIDEWALK

ALL DIMENSIONS ARE TO THE  
FACE OF CURB.

ALL CURBS ARE VERTICAL  
UNLESS NOTED.

DETAIL NO.  
P1014



City of Phoenix  
STANDARD DETAIL

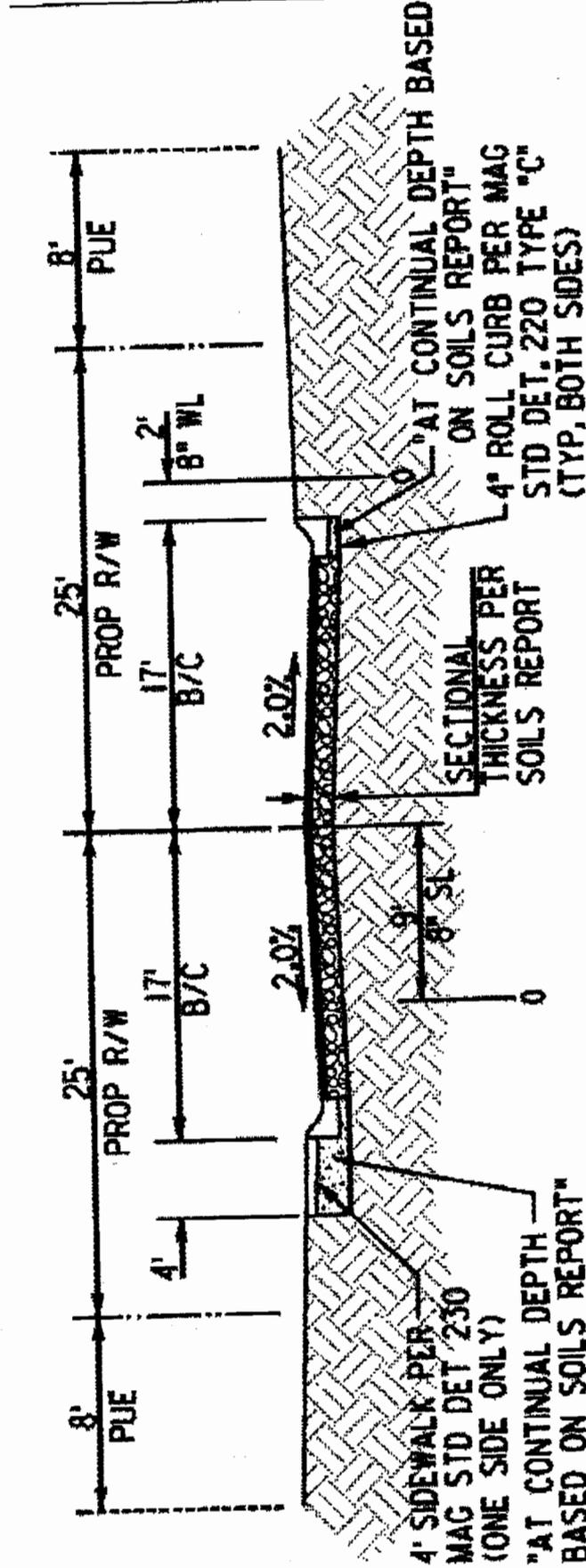
MINIMUM LOCAL STREET  
CROSS SECTIONS

APPROVED  
FOR CITY ENGINEER

DATE

DETAIL NO.  
P1014

# ELK CREEK AT SIMONTON RANCH



# LOCAL RESIDENTIAL STREET

**Staff Report**

**Council Meeting of:**

July 26, 2006

**Title:**

**RESOLUTION 2006-696:** General Plan Amendment Approval 2006-05 application filed by Mr. Robert Witt, owner of parcels 403-19-012D requesting an approval of an amendment to the land use map from Rural Residential to Low Density Residential (2 Ac) and Medium Density (.9 Ac). This property is located at 1856 Wot Evans and consists of 2.9 acres.

**Description Of Item:**

This amendment is being requested so that the zoning can be changed to R1-35. This land use amendment would change the density of the land from one dwelling per two acres (87,125 Sq Ft) minimum to one dwelling per one acre (43,560 Sq Ft) minimum for two acres. The change from Rural Residential to Medium density would allow the creation of a lot .95 acre (41,382 Sq Ft) in size with the zoning of R1-35 and would meet the intent of the General Plan language in the Land Use Section that requires all parcels less than one acre in size (43, 560 Sq Ft) to be classified as Medium Density.

This area is served by the Camp Verde Water Co but must have septic systems; therefore development of these lots should be possible with the approval from Yavapai County Environmental Services

This request is a minor amendment for the following reasons:

1. It is not greater than 25 acres even though it is outside the growth area and not contiguous to the growth area.
2. Water usage will not be greater than 15 acre-feet of potable water per year as outlined in the General Plan.
3. No significant change to Circulation element. The project will not require any change to the classification of existing public roadways. Wot Evans is a private roadway.
4. Is not **contiguous** to property previously amended through the minor amendment process.

**North:** Residential – RCU2A  
**South:** Residential – PUD (The Willows)  
**East:** Residential – RCU2A  
**West:** Residential – RCU2A (non-conforming lots 1.27Ac)

**Agency Review:**

Fifteen agencies were notified of this request and their comments are as follows:

**Yavapai County Flood Control:** The agency has no objections to this General Plan Amendment and rezoning however, have some concerns about the development of the parcels. These concerns have been forwarded to the applicant and will be addressed and approved by Flood Control before building permits are issued.

**Replies to the 300' Letters:** 12 letters were sent out concerning the General Plan Amendment and staff has received no responses to the notification letter as of the writing of this staff report.

A neighborhood meeting was noticed and held on June 27, 2006 at 12 noon at the Camp Verde Town Parks & Recreation Conference Room as required by Arizona Revised Statutes for the General Plan Amendment and rezoning of the parcel. The neighborhood letter and summary of the meeting is included in the packet for the Council's consideration.

**Commission**

**Recommendation:** At the public hearing held on July 6, 2006 by the Planning and Zoning Commission they voted 5-1 to recommend to Council approval of this application. There was no public comment on this application. During the Commission's discussion the only issue that seemed to be a concern was whether this neighborhood was really made up of mostly non-conforming lots as presented by the applicant or just an isolated few as pointed out on the map. The applicant's representative indicated that they had personally spoke to adjacent neighbors and no one had an issue with this request except one neighbor who wanted it to remain a 'farm'.

**Attachments:** Yes

**Prepared by:** Nancy Buckel



**RESOLUTION 2006-696**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2006-05 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCEL 403-19-012D FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR 2 ACRES AND TO MEDIUM DENSITY RESIDENTIAL FOR .95 ACRE.**

***SITE LOCATION: 1856 WEST WOT EVANS DRIVE***

WHEREAS, the Town of Camp Verde adopted its General Plan on December 1, 2004 through Resolution 2004-614 and ratified by voters on March 8, 2005, and

WHEREAS, public notice and agency contact concerning General Plan Amendment 2006-05 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2006-08 from RCU2A to R1-35 will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcel 403-19-012D from Rural Residential to Low Density Residential for 2 acres and to Medium Density Residential for .95 acre as shown on EXHIBIT A MAP.

Passed and adopted the 26<sup>th</sup> day of July 2006.

\_\_\_\_\_  
Tony Gioia, Mayor

\_\_\_\_\_  
Date

APPROVED AS TO FORM

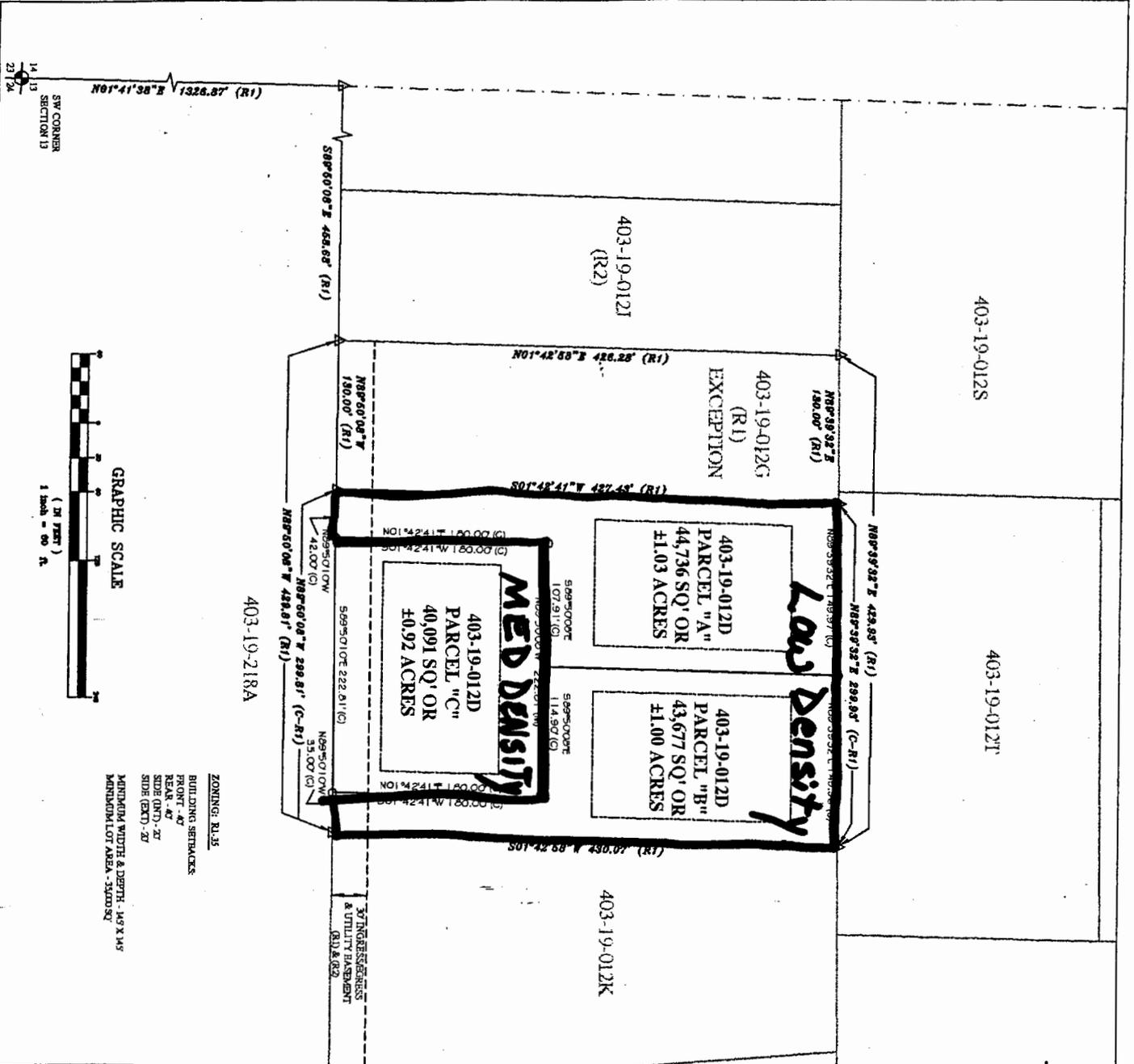
Attest:

\_\_\_\_\_  
Debbie Barber, Town Clerk

\_\_\_\_\_  
Town Attorney

EXHIBIT A

**EXHIBIT DRAWING**  
403-19-012D  
"THREE WAY SPLIT"  
A PORTION OF THE NW 1/4,  
OF THE SW 1/4 OF SECTION 13,  
TOWNSHIP 14 NORTH, RANGE 4 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



- INDICATES BUILDING SETBACK LINES
- INDICATES SECTION LINE
- INDICATES RECORD LOCATION,  
NOTHING SET OR FOUND
- INDICATES MONUMENT TO BE SET,  
A 1/2" BEARING WITH PLASTIC CAP  
STAMPED "S 26925"
- INDICATES CALCULATED DIMENSION
- INDICATES SECTION CORNER AS NOTED
- (R1) INDICATES RECORD DIMENSION FOUND ON  
THAT DOCUMENT RECORDED IN BOOK 5222,  
PAGE 360, IN THE RECORDS OF YAVAPAI  
COUNTY, ARIZONA
- (R2) INDICATES RECORD DIMENSION FOUND ON  
THAT DOCUMENT RECORDED IN BOOK 3845,  
PAGE 622, IN THE RECORDS OF YAVAPAI  
COUNTY, ARIZONA

NOTE:  
THIS EXHIBIT DRAWING WAS CONSTRUCTED USING  
RECORD INFORMATION ONLY. NO FIELD SURVEY  
WAS CONDUCTED AT THIS TIME.

ZONING: RLS  
BUILDING SETBACKS  
FRONT - 47'  
REAR - 47'  
SIDE (FRONT) - 20'  
SIDE (REAR) - 20'  
MINIMUM WIDTH & DEPTH - 45' X 45'  
MINIMUM LOT AREA - 35,000 SQ'

JOB #06-05041S

**HERITAGE**

LAND SURVEYING & MAPPING INC.  
DUGAN L. McDONALD R.L.S.  
P.O. BOX 3270  
CAMP VERDE, AZ 86322  
928-667-9170



**TOWN OF CAMP VERDE**  
**Community Development Department**  
 P.O. Box 710 • 473 S. Main Street  
 Camp Verde, AZ 86322  
 (520) 567-8513 • Fax (520) 567-7401

Date Rec'd 5-2-06  
 Case No. 2006-25  
 Project No. GPA 06-05  
 Fees \$500.00  
 Rec'd By BO/SM  
 Application Fee \$500.00

**GENERAL PLAN AMENDMENT APPLICATION**

**APPLICANT INFORMATION**

05-02-06A11:08 RCVD

Agent  Owner

Applicant Name Robert Witt  
 Mailing Address 465 Hereford Dr  
 City/Town Camp Verde State AZ Zip 86322  
 Phone 928-202-1000 Fax 928-567-6252

**PROPERTY INFORMATION**

Physical Address 1856 Wot Evens  
 Parcel No. 403-19-0120 Legal Description \_\_\_\_\_  
 Current Zoning RCU2A Proposed Property Use Three Home Sites

**OWNER INFORMATION**

Owner Name Robert M Witt PLLC  
 Mailing Address 465 Hereford Dr City Camp Verde  
 State AZ Zip 86322 Phone 928-202-1000

**TYPE OF GENERAL PLAN AMENDMENT REQUESTED**

2 Acres to be low Density, ~~one~~ .95 Acres to be Medium Density

Please attach following:

1. A signed letter of intent containing a narrative describing the proposed amendment.
2. The property owners written authorization.
3. Graphic depiction of the proposed land use amendment.
4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and test, and benefits to the public.
6. Written analysis for the request, including but not limited to:
  - a. Detailed description of proposed amendment.
  - b. Impact on public infrastructure.
  - c. Relationship to other adopted planning documents.
  - d. Anticipated impact on area transportation (impact analysis).
  - e. Unique characteristics of the proposal, such as impacts on the environment or water resources.

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that he filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of Title 13, Arizona Revised Statutes.

R Witt  
 Applicant Signature

5/2/06  
 Date

*From the Desk of*

**Robert Witt**

Camp Verde Realty  
PO Box 1773  
Camp Verde, AZ 86322  
602-573-8500

May 1, 2006

Will Wright  
Community Development Director  
Camp Verde, AZ 86322

RE: Letter of Intent for General Plan Amendment parcel # 403-19-012D

Dear Will;

It is our intention to create three affordably priced homes two on 1-acre lots and the existing home on .95 acres.

Our goal will be to have nice homes placed on approximately one acre that sell for less than \$200,000. With current cost escalating, as they have been that is quite a challenge, but will meet a great need in the community if we can be successful.

In an attempt to keep the cost low we plan to install modern Manufactured Homes. The two new homes will be placed on Stem walls that will take advantage of New FHA guild lines and allow FHA guaranteed financing for the buyers.

In order to accomplish this and meet strict interpretation of the General Plan we are requesting 2 acres be amended to Low Density Residential and a third .95 acre piece be amended to Medium Density Residential. We are willing to accept a deed restriction on the third lot that it never be split to ensure that it does not obtain in ever greater density in the future.

We feel that this general plan designation is appropriate due to the legally non-conforming nature of the area. The General Plan designation of all the lots to the north of Wot Evens is Rural Residential. This designation requires two-acre minimum lot sizes yet the three parcels directly west of this parcel are 1.27, 1.27, and 1.26 acre respectively. In addition to this Parcel # 403-20-057 has just successfully amended the general plan to allow similar density and this lot is just five parcels west of the subject parcel.

The PAD to the south of Wot Evens is High Density with no buffer to the Rural residential at all. The General plan amendment requested will serve to amend the zoning map to a more compatible use with the high density as well as be more conforming with the actual use of the properties contiguous to the West.

In addition this parcel is in the growth area of the general plan and is slated to have water run to it in the next 60 days.

Rob Witt  
Agent for Owner  
Robert M Witt PLLC



Town of Camp Verde  
Post Office Box 710  
Camp Verde, AZ 86322  
(520) 567-6631

<http://www.ci.camp-verde.az.us>

**Special Power of Attorney  
Authorization for Permit Application**

Parcel Number: 4103-19-0120 Date: 5/01/08  
Owner: Robert M Witt PLLC  
Address: 465 Hereford Dr Camp Verde Az  
Phone: (928) 202-1000

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

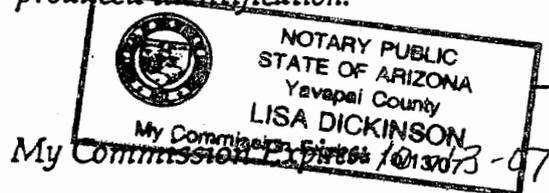
WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Robert Witt / Dugan McDonald, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to December 1, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Robert Witt, Owner(s)

State of Arizona  
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 2 day of May, 2006, by Rob Witt, who is/are personally known by me or have produced identification.



Lisa Dickinson, Notary Public

**COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

Hearing Application: \_\_\_\_\_

Parcel No. 403-19-0120

Date: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Name: Rob Witt

Address: 465 Hereford Dr : Camp Verde Az

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

*Rob Witt*  
Applicant's Signature

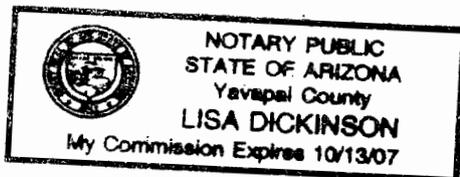
5/10/09  
Date

Agent for: Robert M Witt PLLC

State of Arizona  
Town of Camp Verde

On this 2 day of May, <sup>2006</sup> 19 before me, the undersigned Notary Public, personally appeared Rob Witt who executed the foregoing instrument for the purpose therein contained.

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



*Lisa Dickinson*  
Notary Public

10-13-07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER 403-19-012D

APPLICANT'S NAME Rob Witt

PROPERTY ADDRESS 1856 WOT EVENS

DIRECTIONS TO PROPERTY 260 West from I-17

Right turn on Horse Shoe Bend

Left turn on WOT EVENS

3<sup>rd</sup> Parcel on Rt side

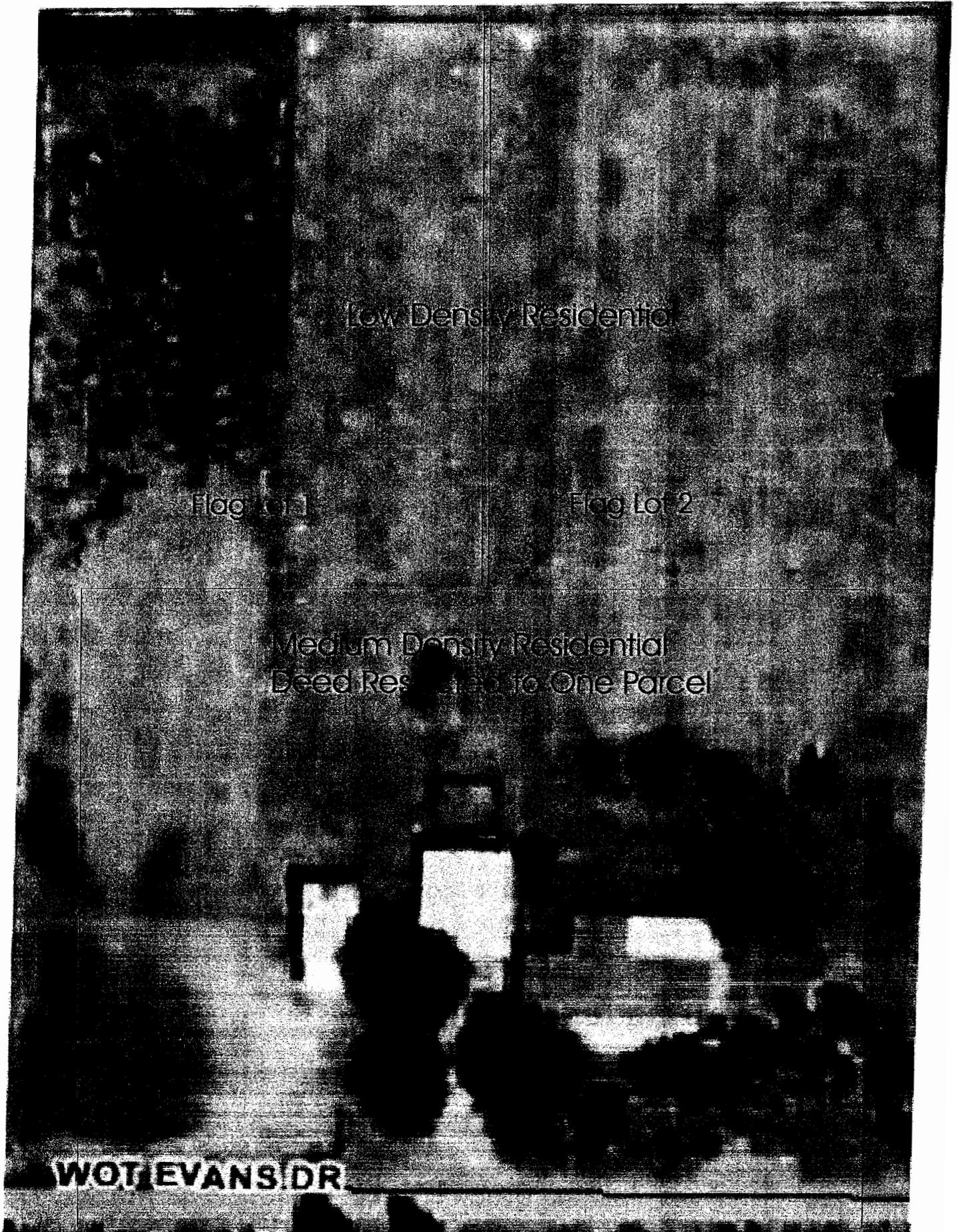
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Parcel Comparison chart

Site #	Parcel Size	Site #	Parcel Size
1	2.95 acre	7	1.14 acre
2	1.27 acre	8	1.12 acre
3	1.27 acre	9	1.09 acre
4	1.26 acre	10	1.12 acre
5	1.69 acre	11	0.86 acre
6	1.25 acre	12	86 acre

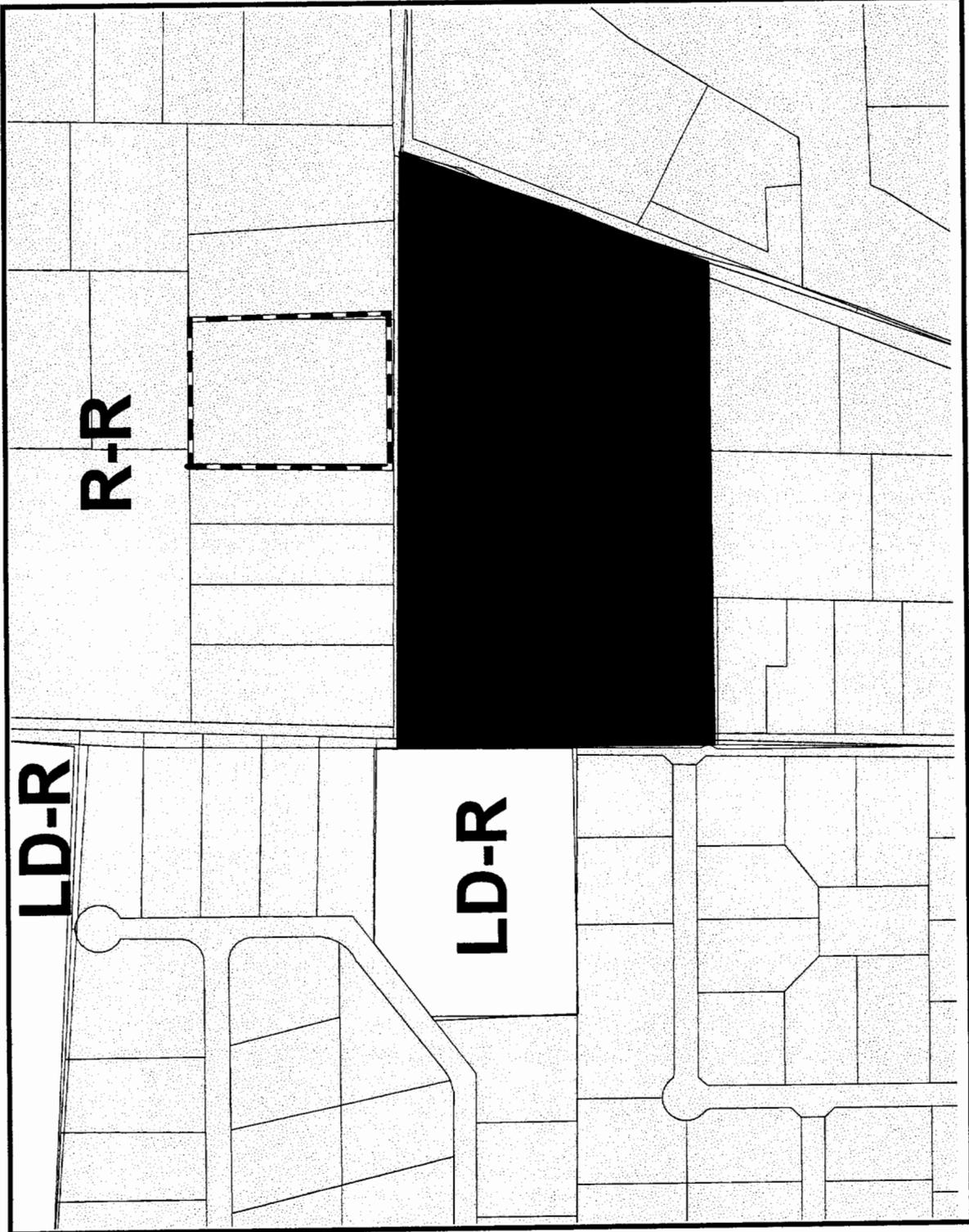
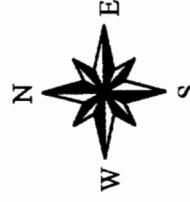
# Graphic Depiction of proposed Land Use



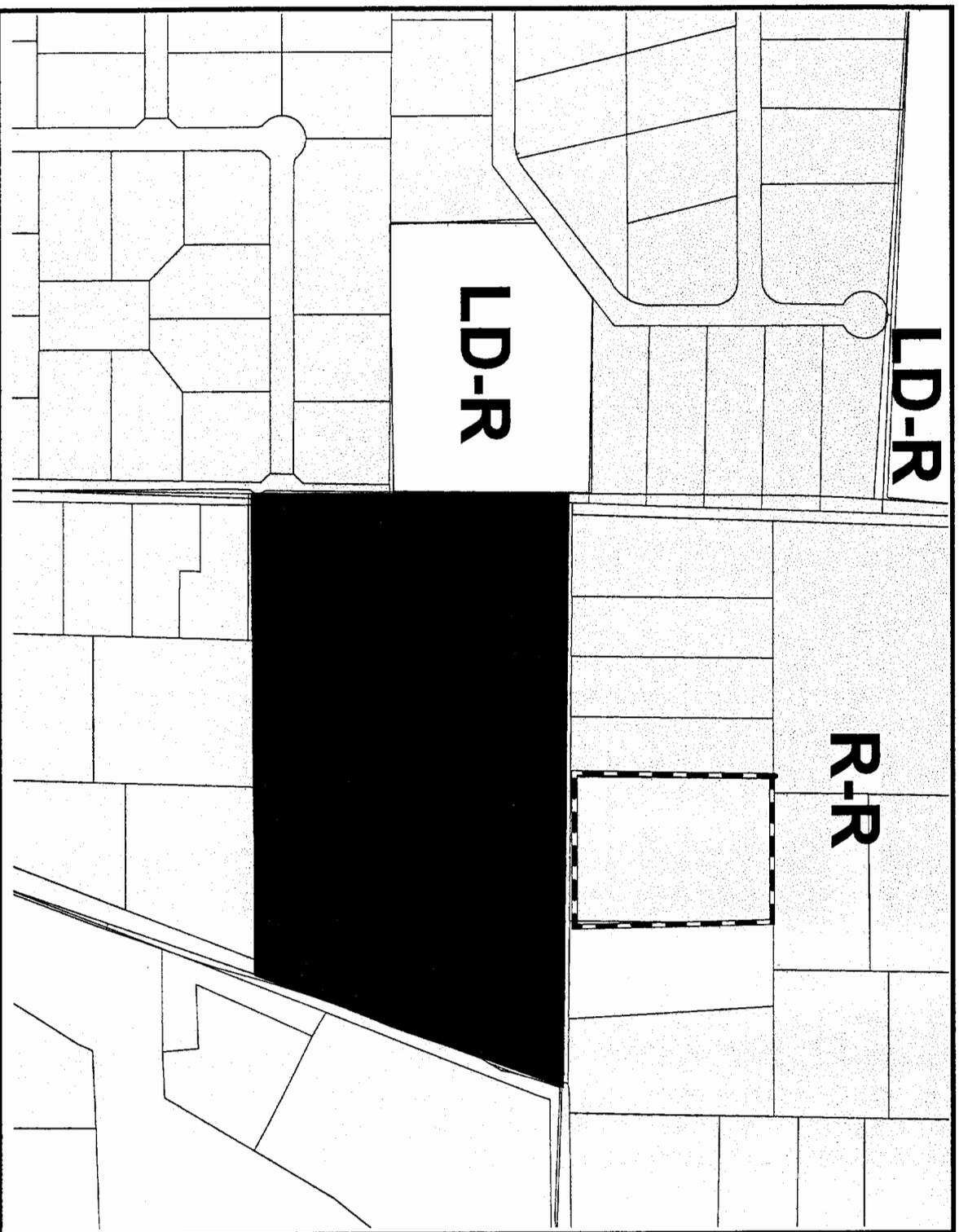
Low Density and Medium Density with Deed Restriction

**LAND USE MAP  
FOR  
WITT GP AMD  
APPLICATION**

- SUBJECT PARCELS**
- Parcels.shp
  - Special planning district.shp
  - Approved & ratified land use map 2004.shp
  - Agriculture > 5 Acres
  - Commercial
  - High Density - 11 Units AC Max
  - Industrial
  - Low Density - 1 AC Min
  - Medium Density - 1/4 AC Min
  - Mixed Use
  - Mixed Use - Com/Ind
  - National Forest
  - Natural Resource
  - Open Space
  - Public Facilities
  - Rural Residential - 2 AC Min
  - Yavapai-Apache Nation
  - Town Boundary
  - Regional roads



**LAND USE MAP  
FOR  
WITT GP AMD  
APPLICATION**



- SUBJECT PARCELS**
- Parcel(s),shp
  - Special planning district.shp
  - Approved & ratified land use map 2004.shp
  - Agriculture > 5 Acres
  - Commercial
  - High Density - 11 Units AC Max
  - Industrial
  - Low Density - 1 AC Min
  - Medium Density - 1/4 AC Min
  - Mixed Use - Com/Ind
  - Natural Forest
  - Natural Resource
  - Open Space
  - Public Facilities
  - Rural Residential - 2 AC Min
  - Yavapai-Apache Nation
  - Town Boundary
  - Regional roads



**Staff Report**

**Council**

**Meeting of:**

July 26, 2006

**Title:**

**ORDINANCE 2006 A334:** Zoning Map Change 2006-08 application filed by Mr. Robert Witt, owner of parcel 403-19-012D requesting an approval of change to the Zoning Map from RCU2A to R1-35 for 2.95 acres. This property is located at 1856 Wot Evans and consists of 2.9 acres. There is an application before the Council to amend the General Plan Land Use Map to Low Density Residential for 2 Ac and to Medium Density Residential for .95 Ac. These amendments must be approved before this request is approved to be in compliance with the General Plan

**Description  
Of Item:**

This zoning map change request from RCU2A to R1-35 will allow for development of three parcels for residential use.

This area is served by the Camp Verde Water Co but must have septic systems; therefore development of these lots should be possible with the approval from Yavapai County Environmental Services

**North:** Residential – RCU2A

**South:** Residential – PUD (The Willows)

**East:** Residential – RCU2A

**West:** Residential – RCU2A (non-conforming lots 1.27Ac)

**Agency Review:**

Seven agencies were notified of this request and their comments are as follows:

**Yavapai County Flood Control:** The agency has no objections to this rezoning however, have some concerns about the development of the parcels. These concerns have been forwarded to the applicant and will be addressed and approved by Flood Control before building permits are issued.

**Replies to the 300' Letters:** 12 letters were sent out concerning the rezoning and staff has received no responses to the notification letter as of the writing of this staff report.

A neighborhood meeting was noticed and held on June 27, 2006 at 12 noon at the Town of Camp Verde Parks & Recreation Conference Room as required by Arizona Revised Statutes for the rezoning of the parcel. The neighborhood letter and summary of the meeting is included in the packet for the Council's consideration.

**Commission**

**Recommendation:**

The Commission held a public hearing on this application on July 6, 2006 and voted 5-1 to recommend to Council approval of this application. No public comment was given. During the Commission discussion a question concerning the stem wall requirement was discussed for setting of the manufactured homes. It was agreed that for lending purposes, it would be required.

**Attachments:**

Yes

**Prepared by:**

Nancy Buckel



## ORDINANCE 2006 A334

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FOR PARCEL 403-19-012D CONSISTING OF APPROXIMATELY 2.95 ACRES FROM RCU2A TO R1-35. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF THREE LOTS.**

---

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

*WHEREAS*, Ordinance 2006-A334 will promote the public health, safety and general welfare of the public; and

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Change 2006-08** was filed by Robert Witt, owner, for the purpose of rezoning parcel **403-19-012D from RCU2A to R1-35**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Change was reviewed by the Planning Commission on **July 6, 2006** in public hearing that was advertised and posted according to state law.
- C. A neighborhood meeting was held by the applicant on June 27, 2006 as required by ARS 9-462.03B.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Change 2006-08** is approved, based upon the following findings:

- A. The zoning change will promote the public health safety, or welfare of the general public.

- B. The property has been re-classified by Resolution 2006-696 on the Town's General Plan Land Use Map as Low Density Residential for 2 acres and Medium Density Residential for .95 acre; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
- 

Section 2. This ordinance is effective upon completion of publication and any posting as required by law.

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of July 2006, to be effective when publication and posting, pursuant to law, is completed.*

Approved: \_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

Approved as to form:

\_\_\_\_\_  
Town Attorney

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL I

A portion of the Northwest Quarter of the Southwest Quarter 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:

COMMENCING at the Southwest Corner of said Section 13, Thence North  $01^{\circ}41'38''$  East, along the West line of said Section 13, a distance of 1326.87 feet;

Thence South  $89^{\circ}50'08''$  East, a distance of 458.68 feet to the TRUE POINT OF BEGINNING;

Thence North  $01^{\circ}42'58''$  East, a distance of 426.28 feet;

Thence North  $89^{\circ}39'32''$  East, a distance of 429.93 feet;

Thence South  $01^{\circ}42'58''$  West, a distance of 430.07 feet;

Thence North  $89^{\circ}50'08''$  West, a distance of 429.81 feet to the TRUE POINT OF BEGINNING.

EXCEPT a parcel of land lying in the Northwest Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 4 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Commencing at the Southwest Corner of said Northwest Quarter of the Southwest Quarter;

Thence South  $89^{\circ}50'08''$  East, along the South line of said Northwest Quarter of the Southwest Quarter, a distance of 458.63 feet to the TRUE POINT OF BEGINNING;

Thence North  $01^{\circ}42'58''$  East, a distance of 426.28 feet;

Thence North  $89^{\circ}39'32''$  East a distance of 130.00 feet;

Thence South  $1^{\circ}42'41''$  West, a distance of 427.43 feet to a point on the South line of said Northwest Quarter of the Southwest Quarter;

Thence North  $89^{\circ}50'08''$  West, along the South line a distance of 130.00 feet to the POINT OF BEGINNING .

RESERVING unto the Grantor, his heirs and assigns forever all rights incidental to a 30.00 foot wide non-exclusive easement for ingress, egress and public utilities across the South 30.00 feet of the described parcel.

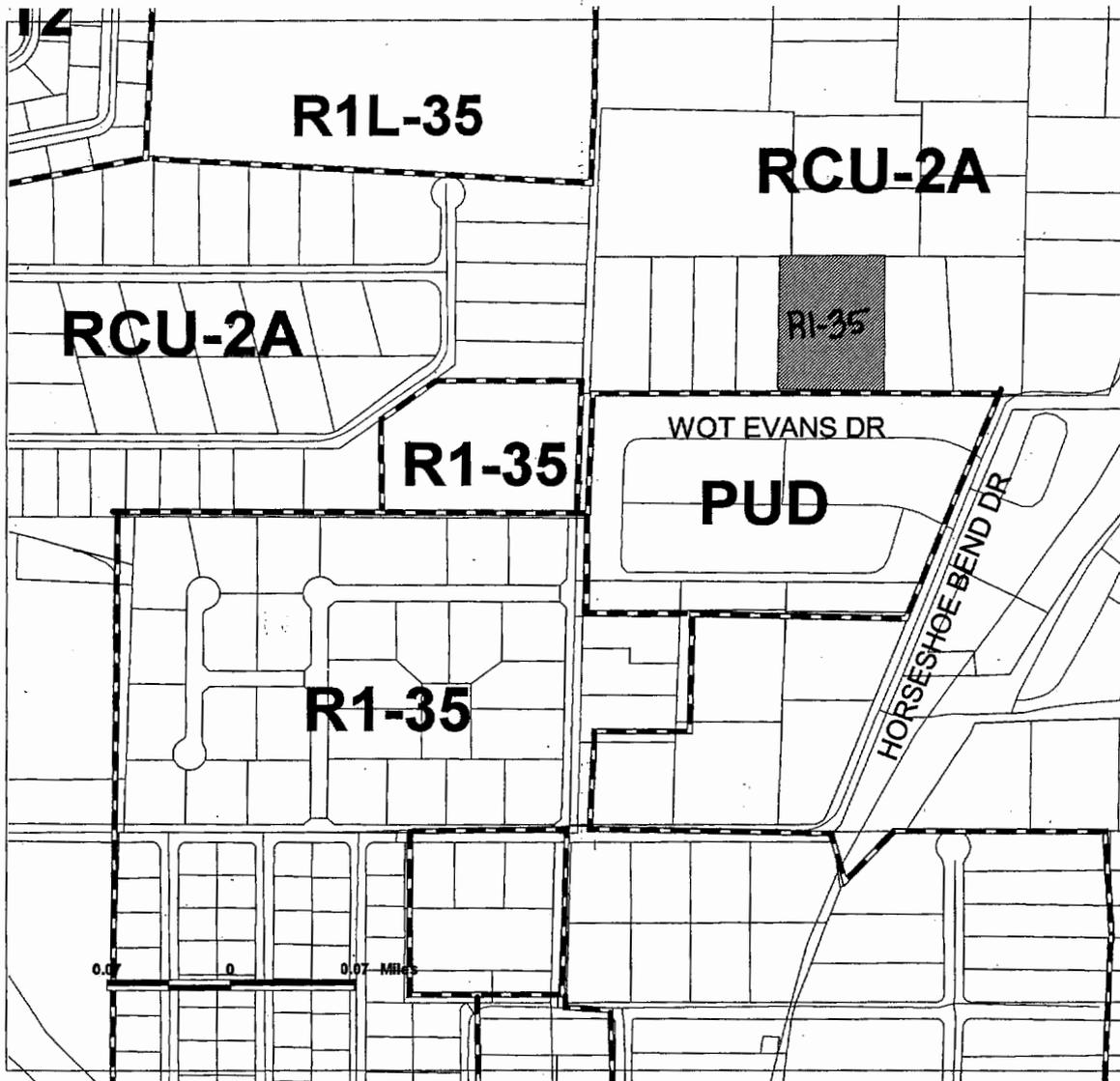
PARCEL II

An easement 30.00 foot wide for ingress, egress and public utility purposes as created in Book 1420 of Official records, page 272 that lies parallel more or less and adjacent to the North of the following described line;

BEGINNING at the Southeast corner of the described parcel;

Thence South  $89^{\circ}50'08''$  East, a distance of 381.23 feet and the end of the described easement.

EXHIBIT B  
MAP



ZONING MAP FOR  
ZMC 2006-08  
ROB WITT APPLICANT

- Zoning Districts
- PARCELS 5-06
- Regional Roads
- Hydro.shp
- Subject Parcels



**Staff Report**

**Commission Meeting of:**

July 6, 2006

**Title:**

**Zoning Map Change 2006-08:** Application filed by Mr. Robert Witt, owner of parcel 403-19-012D requesting an approval of change to the Zoning Map from RCU2A to R1-35 for 2.95 acres. This property is located at 1856 Wot Evans and consists of 2.9 acres. There is an application before the Commission to amend the General Plan Land Use Map to Low Density Residential for 2 Ac and to Medium Density Residential for .95 Ac. These amendments would make this request in compliance with the General Plan

**Description Of Item:**

This zoning map change request from RCU2A to R1-35 will allow for development of three parcels for residential use.

This area is served by the Camp Verde Water Co but must have septic systems; therefore development of these lots should be possible with the approval from Yavapai County Environmental Services

<b>North:</b>	Residential – RCU2A
<b>South:</b>	Residential – PUD (The Willows)
<b>East:</b>	Residential – RCU2A
<b>West:</b>	Residential – RCU2A (non-conforming lots 1.27Ac)

**Agency Review:**

seven agencies were notified of this request and their comments are as follows:

**Yavapai County Flood Control:** The agency has no objections to this rezoning however, have some concerns about the development of the parcels. These concerns have been forwarded to the applicant and will be addressed and approved by Flood Control before building permits are issued.

**Replies to the 300' Letters:** 12 letters were sent out concerning the rezoning and staff has received no responses to the notification letter as of the writing of this staff report.

A neighborhood meeting was noticed and held on June \_\_, 2006 at \_\_ on site as required by Arizona Revised Statutes for the rezoning of the parcel. The neighborhood letter and summary of the meeting is included in the packet for the Commission's consideration.

**Attachments:**

Yes

**Prepared by:**

Nancy Buckel

CASE NO. 2006-25

PROJECT NO. ZMC 06-08

05-02-06A11:08 RCVD

**TOWN OF CAMP VERDE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108  
CAMP VERDE, ARIZONA 86322  
(428) 567-8513 • FAX (428) 567-7401

**CHANGE OF ZONING MAP OR DENSITY APPLICATION**

APPLICATION DATE 5/02/06  
ASSESSOR'S PARCEL NO. 403-19-012D  
PRESENT ZONING RCU2A  
SUBDIVISION \_\_\_\_\_  
ADDRESS OF PROPERTY 1856 WOT EVENS

TAKEN BY BO/SU  
FEES \$350<sup>00</sup>  
HEARING DATE \_\_\_\_\_

**REQUEST:**  
Change zoning from RCU2A to R1-35 to allow 3 affordable  
homes to be developed on Appx 1 Acre Each

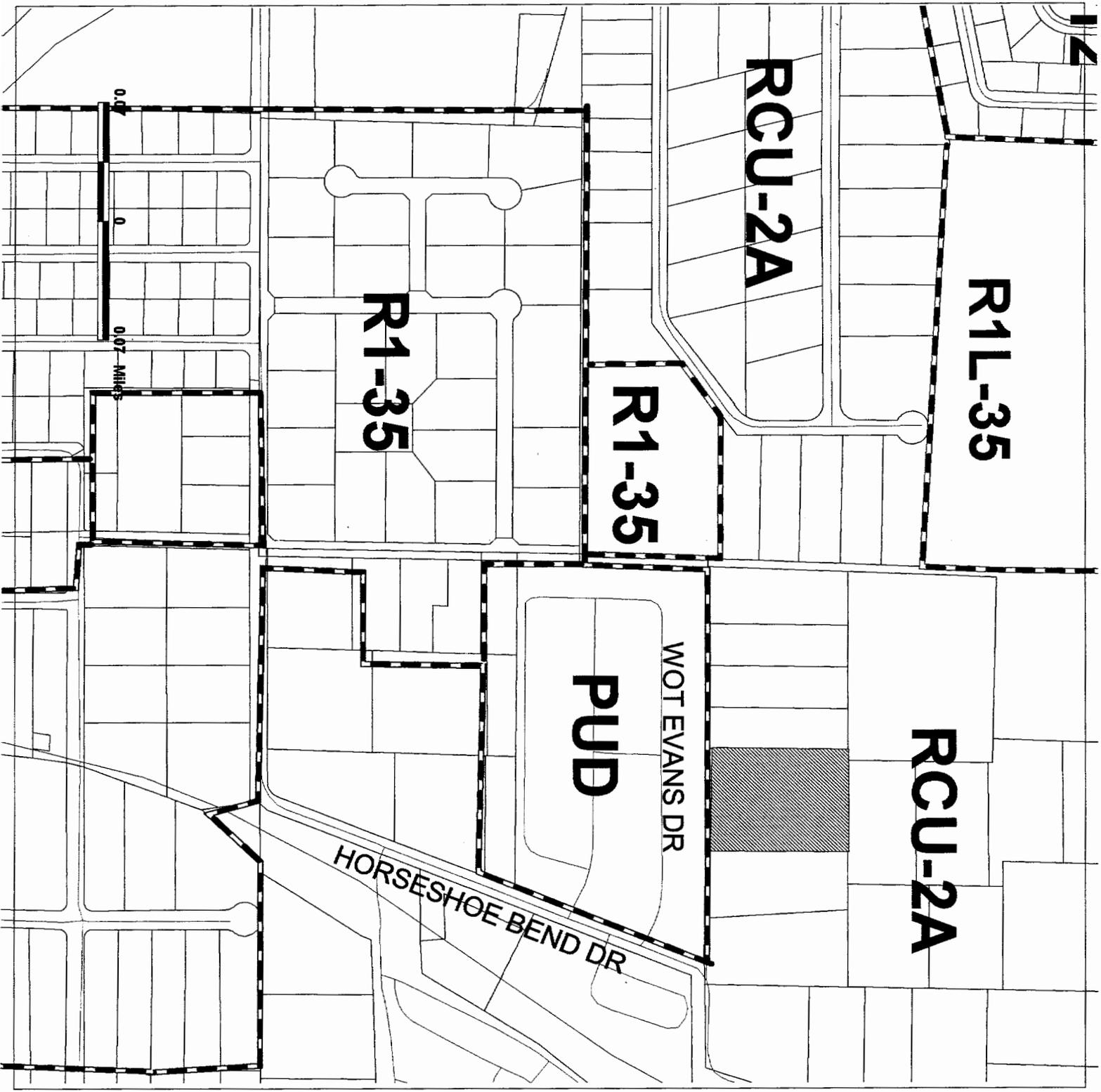
**OWNER** Robert M Witt PLLC PHONE 928-202-1000 FAX \_\_\_\_\_  
ADDRESS 46'S Hereford Dr CITY Camp Verde STATE AZ ZIP 86322  
CONTACT PERSON Rob Witt / Dugan McDonald

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize  
Rob Witt / Dugan McDonald to act as my agent in the application.  
Name of Agent \_\_\_\_\_  
Signature of Owner RL Witt Date 5/02/06

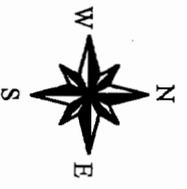
**AGENT** Rob Witt PHONE 928-202-1000 FAX \_\_\_\_\_  
ADDRESS SAME AS ABOVE CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.  
Signature of Applicant RL Witt Date 5/02/06

ZONING MAP FOR  
ZMC 2006-08  
ROB WITT APPLICANT



- Zoning Districts
- PARCELS 5-06
- Regional Roads
- Hydro.shp
- Subject Parcels



*From the Desk of*

**Robert Witt**

Camp Verde Realty  
PO Box 1773  
Camp Verde, AZ 86322  
602-573-8500

May 2, 2006

Will Wright  
Community Development Director  
Camp Verde, AZ 86322

RE: Letter of Intent for Zoning Map Change parcel # 403-19-012D

Dear Will;

It is our intention to create three affordably priced homes two on 1-acre lots and the existing home on .95 acres.

Our goal will be to have nice homes placed on approximately one acre that sell for less than \$200,000. With current cost escalating, as they have been that is quite a challenge, but will meet a great need in the community if we can be successful.

In an attempt to keep the cost low we plan to install modern Manufactured Homes. The two new homes will be placed on Stern walls that will take advantage of New FHA guild lines and allow FHA guaranteed financing for the buyers.

In order to accomplish this we are requesting R1-35 zoning. As agreed to in the General Plan amendment we will be deed restricting one lot so it can never be split to a higher density which without this restriction would be allowed under the General Plan Land use Requested.

We feel that this Zoning is appropriate due to the legally non-conforming nature of the area. The Zoning of all the lots to the north of Wot Evens is RCU2A with the exception of the newly zoned Parcel # 403-20-057. This designation requires two-acre minimum lot sizes yet there are 10 parcels directly to the west of the subject parcel that are legally non-conforming. In addition to this Parcel # 403-20-057 has just been rezoned to R1-35 from RCU2A to allow similar use and this lot is just five parcels west of the subject parcel.

The PAD to the south of Wot Evens is High Density with no buffer to the Rural residential at all. The Zoning requested will serve to amend the zoning map to a more compatible use with the high density as well as be more conforming with the actual use of the properties contiguous to the West.

In addition this parcel is in the service area of Camp Verde Water and will be served by the company, which is a requirement of the General Plan in cases of zonings changes that reach densities over 1 dwelling per acre.

Rob Witt  
Agent for Owner  
Robert M Witt PLLC

Town of Camp Verde  
Post Office Box 710  
Camp Verde, AZ 86322  
(520) 567-6631

**Special Power of Attorney  
Authorization for Permit Application**

Parcel Number: 403-19-0120 Date: \_\_\_\_\_  
Owner: Robert M Witt Phhc  
Address: 465 Hereford Dr CV A2 86322  
Phone: (909) 202-1020

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

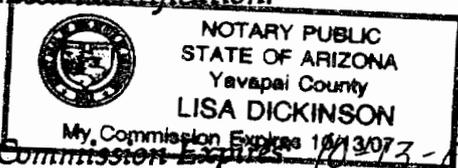
WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Rob Witt / Pagan M. Donald, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to Dec 1, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Rob Witt, Owner(s)

State of Arizona  
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 2 day of May, 2006 by Rob Witt, who is/are personally known by me or have produced identification.



Lisa Dickinson Notary Public

My Commission Expires 10/3/07

Nancy  
Planning and Zoning Department  
Camp Verde, AZ 86322

RE: Citizens participation 1856 W. Wot Evans Dr.

Dear Nancy,

On June 27 at 12:00 PM we hosted a citizen's participation meeting at the parks and recreation department conference room. There were five parties in attendance. Herb and Geri Sterling, Jim Bullard, my Wife Debbie and myself.

I enjoyed spending time with the Stirlings and plan to implement some of their ideas. Their concerns were two fold. The first was the addition of two more septic's to the area. We discussed the county requirements for septic installations and this appeared to alleviate their concerns. The second issue was having a neighbor bring in an ugly single wide mobile and not set up a nice home. During this discussion Geri suggested that I deed restrict the property and require a minimum of a home with a stem wall be installed. This would give them confidence that the home would at a minimum be solid and give them more confidence in the future owners.

In addition to the actual lunch I also walked the entire parameter of the property two separate times and personally handed out invitations to the lunch. At that time I Spoke with 10 of the twelve property owners in the 300 foot ring around the property. After spending time with these property owners all expressed support in the project with the exception of one property owner who would rather the property remain a farm. She is the owner of parcel # 403-19-012T. I handed here the lunch invitation and asked her to come to lunch so we could further the discussion. She declined and stated that she just preferred that property remain a farm.

Thanks Again.

Rob Witt

A handwritten signature in black ink, appearing to read 'RWitt', with a long horizontal stroke extending to the right.

**Robert M Witt**

**465 Hereford Dr. Camp Verde Arizona 86322, 928-202-1000**

**Citizens Participation**

June 14, 2006

Neighbor  
Horseshoe Bend Wot Evans

Hello,

You're invited to lunch on me.

I just purchased Elaine Weiss' place on Wot Evans. It was actually a very quick deal. Elaine needed to close on her new home and the buyers I represented did not sell theirs and could not close so at the last minute I purchase Elaine property.

My desire is to build three homes on the property. The property is 2.95 acres and it will be perfect for 3 one acre building sites. It is across Wot Evans from the Willows. As part of this process I need to rezone the property. Camp Verde wants all the neighbors to have the opportunity to meet with the owners in what the town is calling neighborhood participation. I think it is a great idea and a super excuse to meet the neighborhood.

So we host a lunch (Sub Sandwiches, cold slaw, pop) at the Camp Verde Town Parks and Recreation Center Conference Room on Tuesday June 27 at 12:00 Noon. I would love to go over my plan with you and listen to any ideas that you might have.

It would sure help me if you could call me and let me know that you are coming. My number is 928-202-1000.

Sincerely,

Robert Witt

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

Hearing Application: \_\_\_\_\_

Parcel No. 403-19-0120

Date: 5/01/06

Legal Description: \_\_\_\_\_

Name: Rob Witt

Address: 1856 WOT EVENS

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

Rob Witt  
Applicant's Signature

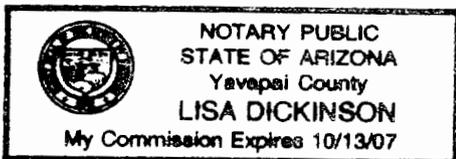
5/01/06  
Date

Agent for: Robert M Witt PLLC

State of Arizona  
Town of Camp Verde

On this 2 day of May, <sup>2006</sup>19, before me, the undersigned Notary Public, personally appeared Rob Witt who executed the foregoing instrument for the purpose therein contained.

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



Lisa Dickinson  
Notary Public  
10-13-07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

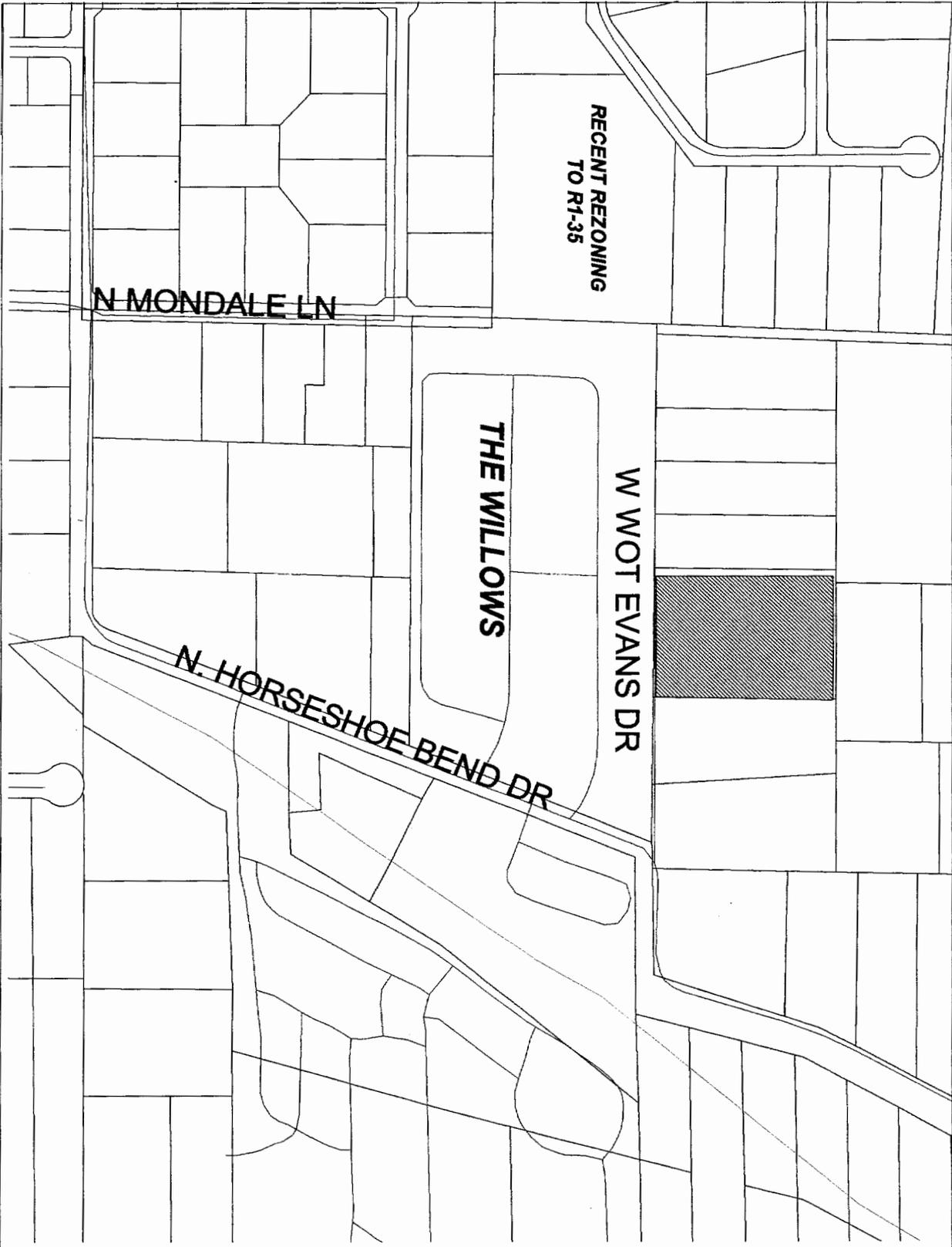
ASSESSOR'S PARCEL NUMBER 403-19-0120

APPLICANT'S NAME Rob Witt

PROPERTY ADDRESS 1856 WOT EVENS

DIRECTIONS TO PROPERTY 260 W From I-17  
Rt on Horse shoe Bend  
Lft on Wot Evens  
3rd Parcel on RT

LOCATION MAP  
FOR  
ZMC 2006-08  
AND  
GPAMD 2006-05  
ROB WITT - APPLICANT



 SUBJECT PARCEL

## **Staff Report**

### **Council**

**Meeting of:** July 26, 2006

**Title:** **RESOLUTION 2006-697:** Use Permit 2006-01 application filed by Andy Ayres and Young Ho Kim, agents for Kimstock LLC, requesting a transfer of ownership, revision and renewal of the use permit to operate Trail's End RV Park on parcels 404-28-018L and 404-28-018Y (1.32 acres).

**Description:** The location of the property is at 983 Finnie Flat Road between the Christian school and the DPS yard and offices. The zoning is C2. The zoning for the immediate area is as follows:  
East: C2-4  
West: State Yard and R1-10  
North: Commercial part of Simonton Ranch  
South: C2-4

The land use for this area is Commercial. The surrounding uses are as follows:

West: Commercial/Residential  
East: School/Commercial/Mobile Home Park  
North: in development stage  
South: Mobile Home Park

The applicant is requesting (1)A transfer of ownership to the new owner, David Mann of Columbia, PA; (2) An amendment to the conditions of the use permit; and (3) Renewal of this use permit for 10 years to the year of 2016.

This RV Park has been established since 1999 and the owners are requesting amendments to their current Use Permit 99-04 that was approved on June 23, 1999 by Resolution 99-03 with the following conditions:

1. The RV Park will not open until the sites are hooked up to the sewer and operational.
2. The RV Park will not allow occupancy of the tent sites until the bathrooms are constructed and operational.
3. The emergency exit easement will be obtained before the RV Park is opened. (Access on other side of wash)
4. A time limit of six months' stay for RVs and a limit of two weeks stay for tents will be established and maintained by the owners of the RV Park.
5. The Council will hold the option to revisit the turn lane tapering at a future date, if necessary.

The amendments being requested are as follows:

1. Remove all limits on the stay of their guests.
2. Remove the requirement of the turn lane. ADOT has widened the road and created the turn lane into the Park.
3. An extension of the Use Permit for 10 more years. Their current use permit is due to expire in 3 more years.

Currently there are four other operating RV Parks with use permits within the Town limits and none of them have current visitor stay limits and all four of them have 10-year use permits.

In a letter dated June 28, 2006 the owners have requested that the transfer of the use permit to the new owner of the park, David Mann of Columbia, PA. be added to their request.

**Agency Review:** Six Agencies were notified and the following are their comments:

**Camp Verde Water Co.:** We currently serve these parcels and can continue to serve any changes in the requested use permit.

**Yavapai County Flood Control:** No objection to this request.

**Replies to the 300' Letters:** six (6) letters were sent out. Staff has not received any comments at the time this report was written.

As required by ARS the applicant held a neighborhood meeting on June 23, 2006 at 6pm inviting all interested parties to an informational meeting at the RV Park. The applicant's neighborhood notice and summary of the meeting is included in the packet for the Council's consideration. It was noted in the summary that no one attended the meeting.

**Commission**

**Recommendation:** At the public hearing on this application, the Commission voted unanimously to recommend to Council approval of this request. No public comment was heard. During the Commission's discussion, some of the Commissioners were opposed to lifting the six month stay limitation. One Commissioner questioned whether they should restrict the size of the RVs to larger rigs because of the unsightly appearance of some trucks with camper shells. Concern of the control of the appearance of the site was addressed by staff indicating that zoning regulations would control outside storage issues but that staff would have a hard time enforcing the six month stay rule.

**Attachments:** Yes

**Prepared By:** Nancy Buckel



## RESOLUTION 2006-697

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE RENEWAL OF USE PERMIT 2006-01 FOR A 10 YEAR PERIOD TO 2016. THIS RV PARK CONTAINS 44 SPACES AND A LAUNDRY AND OFFICE BUILDING ON PARCELS 404-28-018L AND 404-28-018Y CONSISTING OF APPROXIMATELY 3.08 ACRES ZONED C2. THE LOCATION OF THE RV PARK IS 4500 EAST FINNIE FLAT ROAD.**

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

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 2006-01 was filed by Andy Ayres and Young Ho Kim, agents for Kimstock LLC, owners of tax parcels 404-28-018L and 404-28-018Y for the renewal of a use permit for a period of 10 years and the elimination of the conditions placed on the operation of the park.
  - B. The request was reviewed by the Planning and Zoning Commission on July 6, 2006 in a public hearing that was advertised and posted according to state law.
  - C. A neighborhood meeting was held by the applicant as required by ARS 9-462.03A on June 23, 2006 concerning their application.
  - D. The purpose of the Use Permit is to allow for the operation of a RV Park with 44 spaces. Site Map attached as Exhibit A
  - E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2006-01 for the purpose of operating the Trail's End RV Park for a period of 10 years and removing all conditions listed in Resolution PZ 99-03 attached as Exhibit B with the following findings:

1. Stipulations A, B, C and E have been met either before completion of construction, eliminated by transfer of property or constructed at the time of ADOT improvements to Finnie Flat Road.
2. Stipulation D is not required by any other active Use Permit for an RV Park within the Town of Camp Verde.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE  
TOWN OF CAMP VERDE, ARIZONA ON JULY 26, 2006.**

\_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

EXHIBIT A  
USE PERMIT 2006-01  
SITE MAP

# MAP OF THE PARK

YOUR SITE NUMBER IS:

- \*\* Check out time is 11:00 AM.
- \*\* Office Hours are 8:00 AM to 5:00 PM.
- \*\* When the office is closed, please call 567-2909 if you need assistant.
- \*\* Please notify office for any stay over.

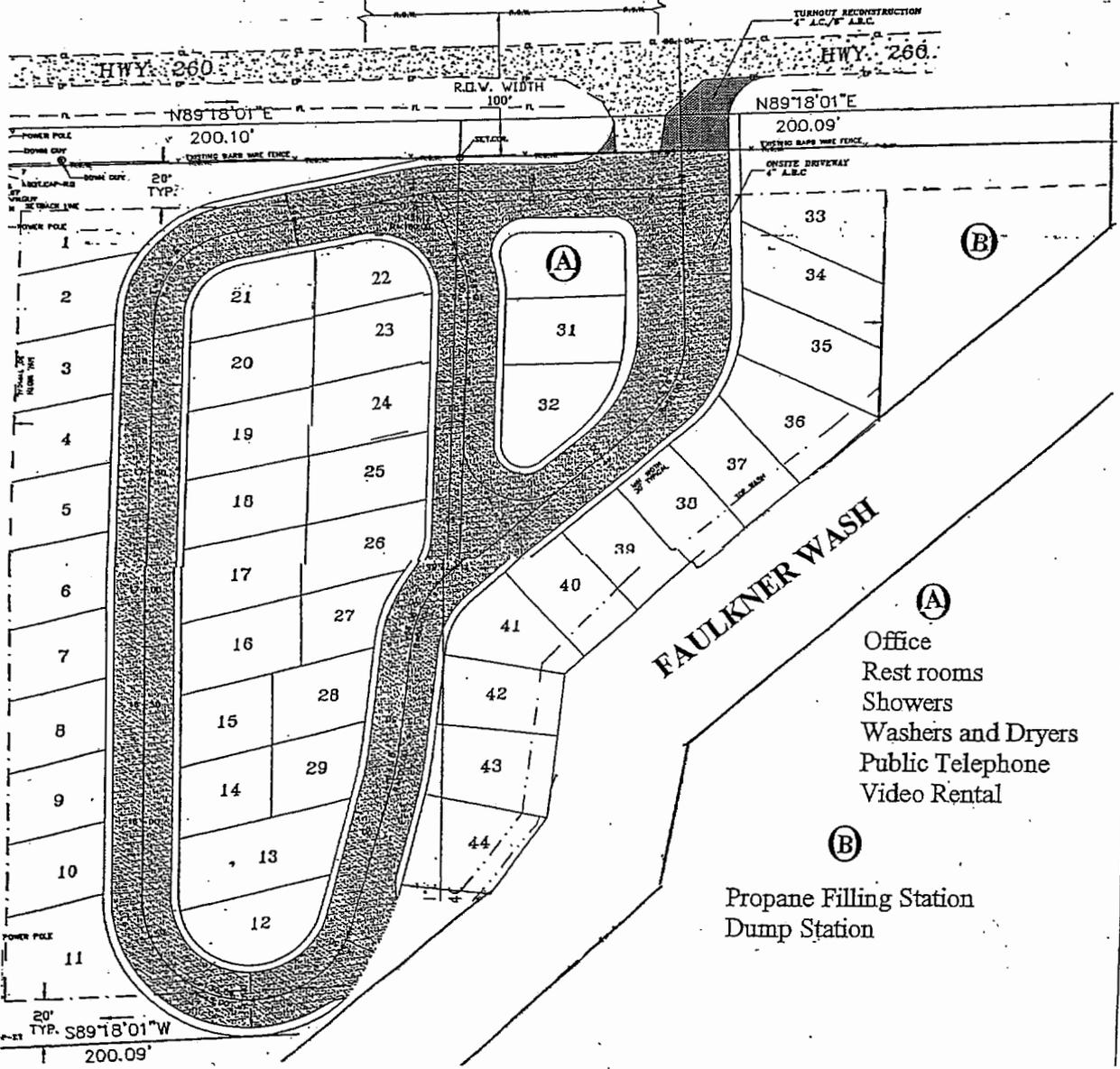


EXHIBIT B  
RESOLUTION PZ 99-03

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE,  
ARIZONA APPROVING USE PERMIT 99-04, THAT WILL ALLOW DEVELOPMENT  
OF A RV PARK ON PARCELS 404-28-018L AND 404-28-018N.

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

- I. The Town Council hereby finds as follows:
  - A. A request for a Use Permit (99-04) was filed by Andy Ayres, agent, for Kimstock LLC, owners, to development a RV park on parcels 404-28-018L and 404-28-018N zoned R1L-35.
  - B. The request was reviewed by the Planning Commission on June 3, 1999, and by the Town Council on June 23, 1999 in public hearings that were advertised and posted according to state law.
  - C. The proposed use permit will not constitute a threat to the health, safety, welfare or convenience of the general public and should be approved.
  - D. Use Permit 99-04 is approved, based upon the following findings:
    1. The use permit will not injure the public health, safety, welfare or convenience of the general public.
- II. The Town Council of the Town of Camp Verde hereby approves Use Permit 99-04 for the purpose of developing a RV park on parcels 404-28-018L and 404-28-018N with the following stipulations:
  - A. The RV Park will not open until the sites are hooked up to the sewer and operational.
  - B. The RV Park will not allow occupancy of the tent sites until the bathrooms are constructed and operational.
  - C. The emergency exit easement will be obtained before the RV Park is opened.
  - ✓ D. A time limit of six (6) months' stay for RVs and a limit of two weeks stay for tents will be established and maintained by the owners of the RV Park.
  - ) E. The Council will hold the option to revisit the turn lane tapering at a future date, if necessary.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF  
THE TOWN OF CAMP VERDE, ARIZONA ON JUNE 23, 1999.

PAGE 2

RESOLUTION PZ 99-03

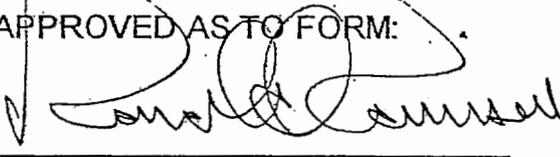
JUNE 23, 1999

WITNESS:

  
\_\_\_\_\_  
Barbara Miller, Mayor

  
\_\_\_\_\_  
Bob Lau, Community Development Director

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ronald Ramsey, Town Attorney



CASE NO. 2006-24

PROJECT NO. UP 06-01

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

05-01-06P03:45 RCVD

X

APPLICATION DATE 4/24/06  
ASSESSOR'S PARCEL NO. 404-28-018 Y  
PRESENT ZONING 404-28-018 C-2  
SUBDIVISION \_\_\_\_\_  
ADDRESS OF PROPERTY 983 FINNIE FLAT RD  
CAMP VERDE, AZ 86322

TAKEN BY B Quinn  
CLASSIFICATION OF UP RV Park  
FEES 995<sup>00</sup>  
HEARING DATE \_\_\_\_\_

**REQUEST:**

- 1. Revise use permit #99-04 to remove restriction of 6 months. Delete Item II. D from permit #99-04
- 2. DELETE ITEM II E of #99-04 (TURN IN LANE ISSUE)
- 3. EXTEND THE USE PERMIT #99-04 ADDITIONAL 10 YEARS

OWNER ANDY GAYNES / Young Ho Kim PHONE 928-567-2909 FAX \_\_\_\_\_  
ADDRESS 567 QUARTER HORSE Ln CITY Camp Verde STATE AZ ZIP 86322  
CONTACT PERSON Young Ho KIM

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

Name of Agent

Young Ho Kim 5/1/06  
Signature of Owner Date

AGENT \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_

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

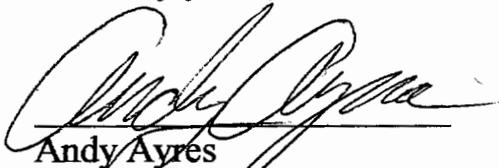
Andy Gaynes 4/24/06  
Signature of Applicant Date



3. Permit limit.

This permit has 3 more years to run. I would like to respectfully request the council to extend the permit #99-04 an additional 10 years.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Andy Ayres", written over a horizontal line.

Andy Ayres

Applicant for Use Permit Revision and Extension

Date:

June 14<sup>th</sup> 2005

To: Property Owners

Re: Meeting

Dear Sir,

There will be a meeting for all the property owners within 300 feet of parcel #404-28-018y (Trails End RV Park) on Finnie Flat Road in Camp Verde, AZ 86322.

This meeting will be held to answer any questions you may have regarding our request for a change of use permit at Trails End RV Park. You will also have the opportunity to make comments on these changes.

The meeting will be held at 6 PM Friday the 23<sup>rd</sup> of June at the Trails End RV Park Office.

Address of Trails End RV Park is;

983 Finnie Flat Road  
Camp Verde, AZ 86322

Sincerely yours,

  
Young Ho Kim

General Partner  
Reid sisters LLC  
DBA Trails End RV Park

06-28-06A10:51 RCVD

June 28<sup>th</sup> 2006

To: Community Development Department  
Camp Verde, AZ 86322

Re: Permit Transfer

Dear sir,

Trails End RV park has been sold. The escrow is to close on July 31 2006.

The new buyer's name is

David Mann  
1159 Drager Rd.  
Columbia, PA 17512

I would like to request that the permit to be transferred to the new buyer.  
Please let me know what I would need to do.

Sincerely yours,

  
Young Ho Kim

Trails End RV Park  
Reid Sisters, LLC

Camp Verde, AZ 86322

06-28-06A10:50 RCVD

June 28<sup>th</sup> 2006

To: Community Development Department  
Camp Verde, AZ 86322

Re: Community Meeting

Dear sir,

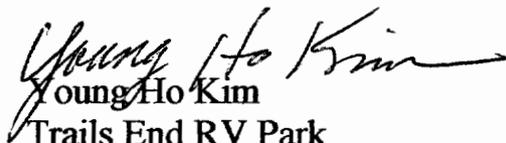
I had a Community meeting at 6PM Friday June 23<sup>rd</sup> at the RV Park office at 983 Finnie Flat Road, Camp Verde as part of the requirement for revision request for permit.

See Sample Notice.

I opened the office at 6 PM and kept it open till 7 PM.

No One came.

Sincerely yours,



Young Ho Kim  
Trails End RV Park  
Reid Sisters, LLC  
Camp Verde, AZ

**PERMISSION TO ENTER PROPERTY**

Hearing Application: \_\_\_\_\_

Parcel No. 404-28-0187  
404-28-018L

X Date: 4/24/06

Legal Description: \_\_\_\_\_

Name: ANDY HYRES

Address: 983 FINNIE FLAT Rd, C.V AZ 86322

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

X Andy Hyres  
Applicant's Signature

4/24/06  
Date

Agent for: TRAILS END RV PARK

State of Arizona  
Town of Camp Verde

On this \_\_\_ day of \_\_\_\_\_, 19\_\_\_ before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ who executed the foregoing instrument for the purpose therein contained.

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER 404-28-018 Y  
404-28-018 L

APPLICANT'S NAME ANDY AYRES

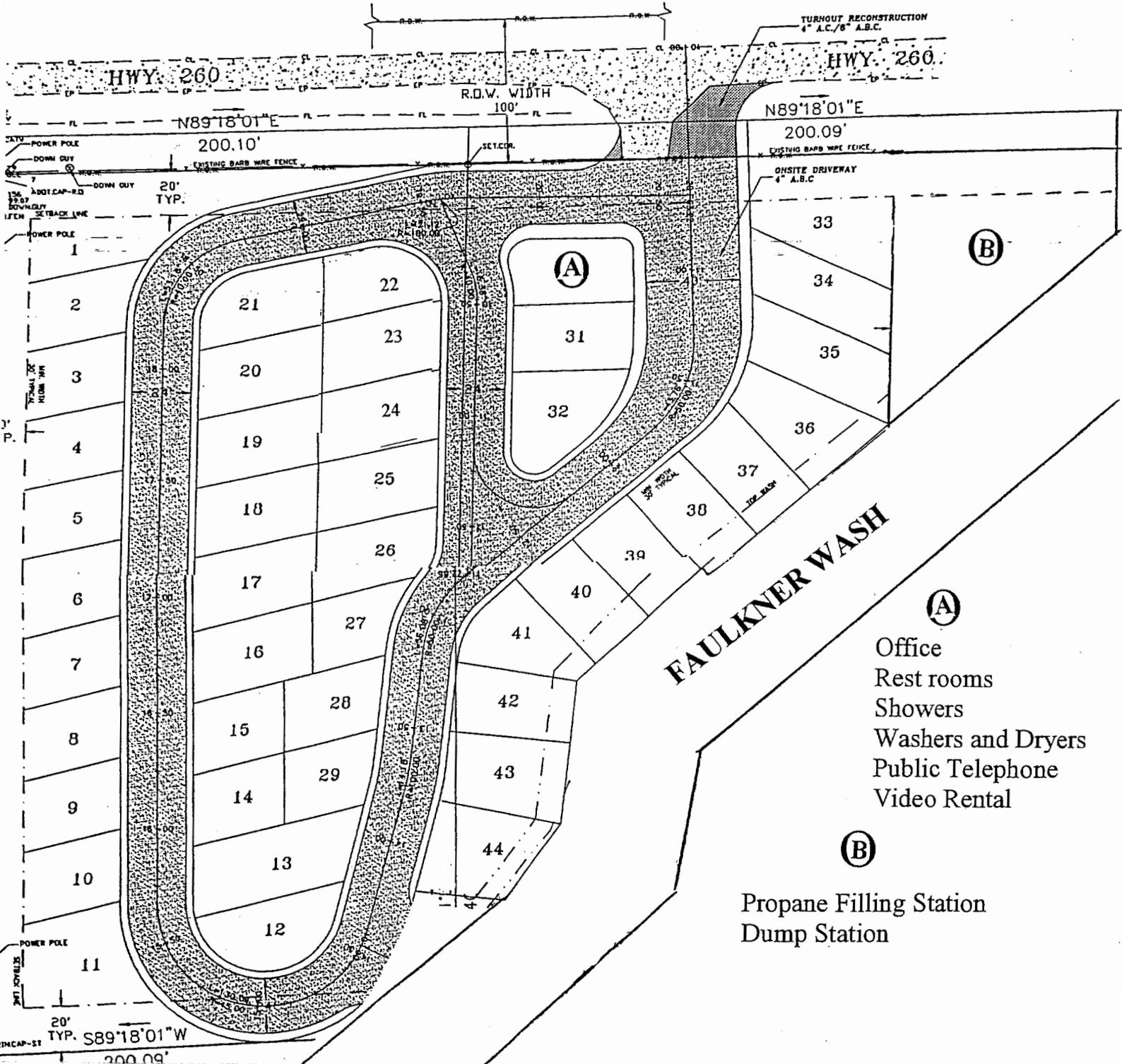
PROPERTY ADDRESS 983 FINNIE FLAT Rd.  
CAMP VERDE, AZ 86322

DIRECTIONS TO PROPERTY From Camp Verde main street,  
take Finnie Flat Rd toward BASHA'S SUPER-  
Market. PASS the BASHA'S and go  $\frac{1}{4}$  miles.  
PARK is on your right.

# MAP OF THE PARK

YOUR SITE NUMBER IS:

- \*\* Check out time is 11:00 AM.
- \*\* Office Hours are 8:00 AM to 5:00 PM.
- \*\* When the office is closed, please call 567-2909 if you need assistant.
- \*\* Please notify office for any stay over.



## RESOLUTION PZ 99-03

### A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 99-04, THAT WILL ALLOW DEVELOPMENT OF A RV PARK ON PARCELS 404-28-018L AND 404-28-018N.

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

- I. The Town Council hereby finds as follows:
  - A. A request for a Use Permit (99-04) was filed by Andy Ayres, agent, for Kimstock LLC, owners, to development a RV park on parcels 404-28-018L and 404-28-018N zoned R1L-35.
  - B. The request was reviewed by the Planning Commission on June 3, 1999, and by the Town Council on June 23, 1999 in public hearings that were advertised and posted according to state law.
  - C. The proposed use permit will not constitute a threat to the health, safety, welfare or convenience of the general public and should be approved.
  - D. Use Permit 99-04 is approved, based upon the following findings:
    1. The use permit will not injure the public health, safety, welfare or convenience of the general public.
- II. The Town Council of the Town of Camp Verde hereby approves Use Permit 99-04 for the purpose of developing a RV park on parcels 404-28-018L and 404-28-018N with the following stipulations:
  - A. The RV Park will not open until the sites are hooked up to the sewer and operational.
  - B. The RV Park will not allow occupancy of the tent sites until the bathrooms are constructed and operational.
  - C. The emergency exit easement will be obtained before the RV Park is opened.
  - ✓ D. A time limit of six (6) months' stay for RVs and a limit of two weeks stay for tents will be established and maintained by the owners of the RV Park.
  - ) E. The Council will hold the option to revisit the turn lane tapering at a future date, if necessary.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JUNE 23, 1999.**

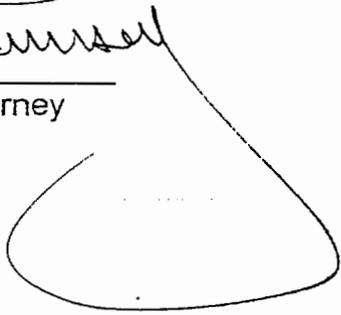
WITNESS:

  
\_\_\_\_\_  
Barbara Miller, Mayor

  
\_\_\_\_\_  
Bob Lau, Community Development Director

APPROVED AS TO FORM:

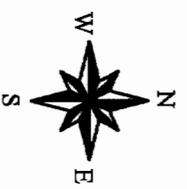
  
\_\_\_\_\_  
Ronald Ramsey, Town Attorney



ZONING MAP FOR  
TRAILS END RV PARK



- Zoning Districts PARCELS 5-06
- Regional Roads Hydro.shp
- Subject Parcels



**Staff Report**

**Council**

**Meeting of:** July 26, 2006

**Title:** **RESOLUTION 2006-698:** Use Permit 2006-02 application filed by Ben Bueler, agent for Bueler Family LLC, requesting a use permit to allow for the installation and operation of a cremation retort on the premises of the funeral home on parcel 404-22-021 located at 143 West Arnold Street.

**Description:** The zoning for this property is C2-4. The zoning for the immediate area is as follows:  
East: C2-4  
West: C2-4  
North: C2-4  
South: C2-4

The land use for this area is Commercial. The surrounding uses are as follows:  
West: Commercial/Residential  
East: Commercial property  
North: Commercial property associated with Verde View  
South: American Legion Hall

The Bueler family has recently taken over the operation and ownership of Hepler Funeral Home that has operated in the town for many years. The Buelers have provided a detailed narrative explaining their request, the technical aspects of the operation, a site plan showing the proposed location of the facility, and they have also included a list of several funeral homes providing cremation on site. Currently, they are using a Prescott crematory to provide cremation services for their customers.

**Agency Review:** Eight Agencies were notified and the following are their comments:

**Yavapai County Flood Control:** No objection to this request.

**Replies to the 300' Letters:** Thirty two (32) letters were sent out. Staff has not received any comments at the time this report was written.

As required by Arizona Revised Statutes, the applicant held a neighborhood meeting on June 28, 2006 at 6pm -9pm inviting all interested parties to an informational meeting on site. They have also personally visited with their neighbors within 300 feet of the proposed project. They had two neighbors attend but no one was in opposition to this use.

**Commission Recommendation:**

At the public hearing of July 6, 2006, the Commission voted unanimously to recommend to Council approval of this application. No public comment. During the Commission discussion there was general agreement among the members expressing support of the request. It was also recognized that the owners had in their short time here contributed in many ways to our community.

**Attachments:** Yes

**Prepared By:** Nancy Buckel



**RESOLUTION 2006-698**

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2006-02 TO ALLOW FOR THE INSTALLATION AND OPERATION OF A CREMATION RETORT ON THE PREMISES OF THE BUELER-HEPLER FUNERAL HOME CURRENTLY OPERATED ON PARCEL 404-22-021 ZONED C2-4. THIS PROPERTY IS LOCATED AT 143 WEST ARNOLD STREET.**

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

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 2006-02 was filed by Ben Bueler, agent for Bueler Family LLC, owners of tax parcel 404-22-021 to allow for the installation and operation of a cremation retort in connection with the current operation of Bueler-Hepler Funeral Home for a period of 10 years.
  - B. The request was reviewed by the Planning and Zoning Commission on July 6, 2006 and by the Common Council on July 26, 2006 in public hearings that were advertised and posted according to state law.
  - C. A neighborhood meeting was held by the applicant as required by ARS 9-462.03A on June 28, 2006 concerning their application.
  - D. The purpose of the Use Permit is to allow for the operation of a cremation retort.
  - E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2006-02 for the purpose of operating a cremation retort for a period of 10 years.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 26, 2006.**

\_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

CASE NO. 2006-32

PROJECT NO. UP 06-02

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

6-05-06P04:14 RCVD

APPLICATION DATE 6/5/2006

TAKEN BY S. Murphy

ASSESSOR'S PARCEL NO. 404-22-021

CLASSIFICATION OF UP \_\_\_\_\_

PRESENT ZONING C-2

FEES 500

SUBDIVISION Camp Verde Townsite

HEARING DATE \_\_\_\_\_

ADDRESS OF PROPERTY 143 W. Arnold Street Camp Verde, AZ 86322

**REQUEST:**

We are requesting a use permit for the installation and operation of a cremation retort on the premises of the funeral home. Cremation has rapidly become the preferred choice for final disposition. Currently this service is performed in Prescott. We hope to be able to perform these services here in our own community thereby providing a necessary service, retaining revenues, and controlling the costs of funeral services to the advantage of those we care for. (please see attached sheet for continuation)

OWNER Bueler Family, LLC PHONE 928-567-5206 FAX 928-567-9176

ADDRESS 143 W. Arnold St. CITY Camp Verde STATE AZ ZIP 86322

CONTACT PERSON Ben Bueler

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

Name of Agent

Benjamin J. Bueler  
Signature of Owner

5/29/2006  
Date

AGENT \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

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

Benjamin J. Bueler  
Signature of Applicant

5/29/2006  
Date

## Request Narrative (Continued)

As noted by the attached definitions of a funeral home, mortuary, and crematory, cremation has become a major part of funeral service. According to The Cremation Association of North America (CANA) 46% of Americans plan to choose cremation over burial. In Arizona this percentage has already been met and exceeded. In our own community, based on our own records, we find the cremation rate percentages to be consistently between 60% and 65%. This shows that cremation continues to expand as an option that our community members prefer.

As previously mentioned, as of the current date, the cremation process is performed for us in Prescott by Mountain View Cemetery and Crematory. From a business standpoint the distance is cause for some concern both by way of time management and economy. We also understand the growing unease of the families we care for when we explain that these services are not provided here in our community and must be taken care of out of town. We want to retain business services, employment potential, and revenues here in our own community. This can all be accomplished while saving time, controlling costs, and providing the assurance to the families that we care for that their loved one will never leave our care.

Because of advances in technology our onsite crematory will have very little to no environmental impact on our neighborhood. We will be licensed and permitted by both the Arizona Department of Environmental Quality (ADEQ) for air quality control and The Arizona State Board of Funeral Directors and Embalmers under which we are currently licensed as a funeral establishment. Many studies have been performed and show that wood burning stoves can be five times more pollutant than crematories while the average diesel engine is twice as pollutant. Should we receive a permit, ADEQ would only allow us to operate the crematory from sunrise to sunset, thus being able to monitor any possible emissions. Because of an advanced afterburner system in which most of the possible visual particulates are consumed, the only noticeable emissions should be the heat waves as they are released from the stack of the retort.

Given the growing trend toward cremation, many funeral homes now own and operate their own crematories. Many of these funeral homes are also centrally located in populated areas and in town centers. Attached is a list of a few examples of centrally located crematories which continually operate without complaint of pollution, smell, or noise. It should be noted that these crematories were selected for their proximity to a diverse array of businesses and neighboring residences.

## Definitions

### **funeral home**

*n.*

An establishment in which the dead are prepared for burial or cremation and in which wakes and funerals may be held.

Source: *The American Heritage® Dictionary of the English Language, Fourth Edition*  
Copyright © 2000 by Houghton Mifflin Company.  
Published by Houghton Mifflin Company. All rights reserved.

### **crematory**

*n.*

A mortuary where corpses are cremated [syn: crematorium] 2: a furnace where a corpse can be burned and reduced to ashes [syn: crematorium, cremation chamber]

Source: *WordNet* ® 2.0, © 2003 Princeton University

### **mortuary**

Function: *noun*

Inflected Form: *plural -aries*

: a place in which dead bodies are kept and prepared for burial or cremation

Source: *Merriam-Webster's Medical Dictionary*, © 2002 Merriam-Webster, Inc.

### **retort** (rĭ-tôrt', rĕ' tōrt')

*n.*

A furnace or closed laboratory vessel with an outlet tube, used for distillation, sublimation, or decomposition by heat.

Source: *The American Heritage® Stedman's Medical Dictionary*  
Copyright © 2002, 2001, 1995 by Houghton Mifflin Company. Published by Houghton Mifflin Company.

## A Few Examples of Centrally Located Crematories

Greer's Crematory of Sedona- 2725 W Hwy 89A Sedona, AZ 86336 – 5115  
(928) 282-3253 (Very populated area of Sedona)

Sunrise Funeral Home and Crematory- 8167 E Highway 69 Prescott Valley, AZ 86312  
(928) 772-7475 (dense commercial area with nearby residences)

Arizona Wakelin Bradshaw Chapel- 8480 E Valley Rd Prescott Valley, AZ 86314 – 4901  
(928) 772-2296 (well populated area- dense commercial)

Meldrum Mortuary and Crematory- 52 N Macdonald Mesa, AZ 85201 - 7329  
(480) 834-9255 (Downtown Mesa- near residential and commercial)

Melcher's Mission Chapel and Crematory- 6625 E Apache Trail Mesa  
(480) 832-3500 (Residential area directly to south)

Adair's El Encanto Memorial Crematory- 1050 N Dodge Blvd Tucson, AZ 85716  
(520) 325-4973 (very populated area)

White Mountain Crematory- 320 N 9<sup>TH</sup> Street Show Low, AZ 85901  
(928)537-2141 (middle of town- commercial and residential area)

Hatfield Funeral Home and Vista Mountain Crematory- 830 South Highway 92 Sierra Vista, AZ 85635 (Middle of town)  
(520)458-5120

All State Crematory- 1110 S. Horne St. Mesa, AZ 85204  
(480)293-4569 (well populated area commercial and residential)

Norvel Owens Mortuary and Aspen Cremation- 914 E. Route 66 Flagstaff, AZ 86001  
(928)774-2211 (on main route 66 business district and residential behind property)

Yuma Mortuary and Crematory- 551 W. 16<sup>th</sup> St. Yuma, AZ 85364  
(928)782-9865

Lietz Crematory- 21 Riviera Blvd. Lake Havasu, AZ 86403  
(928)855-4949

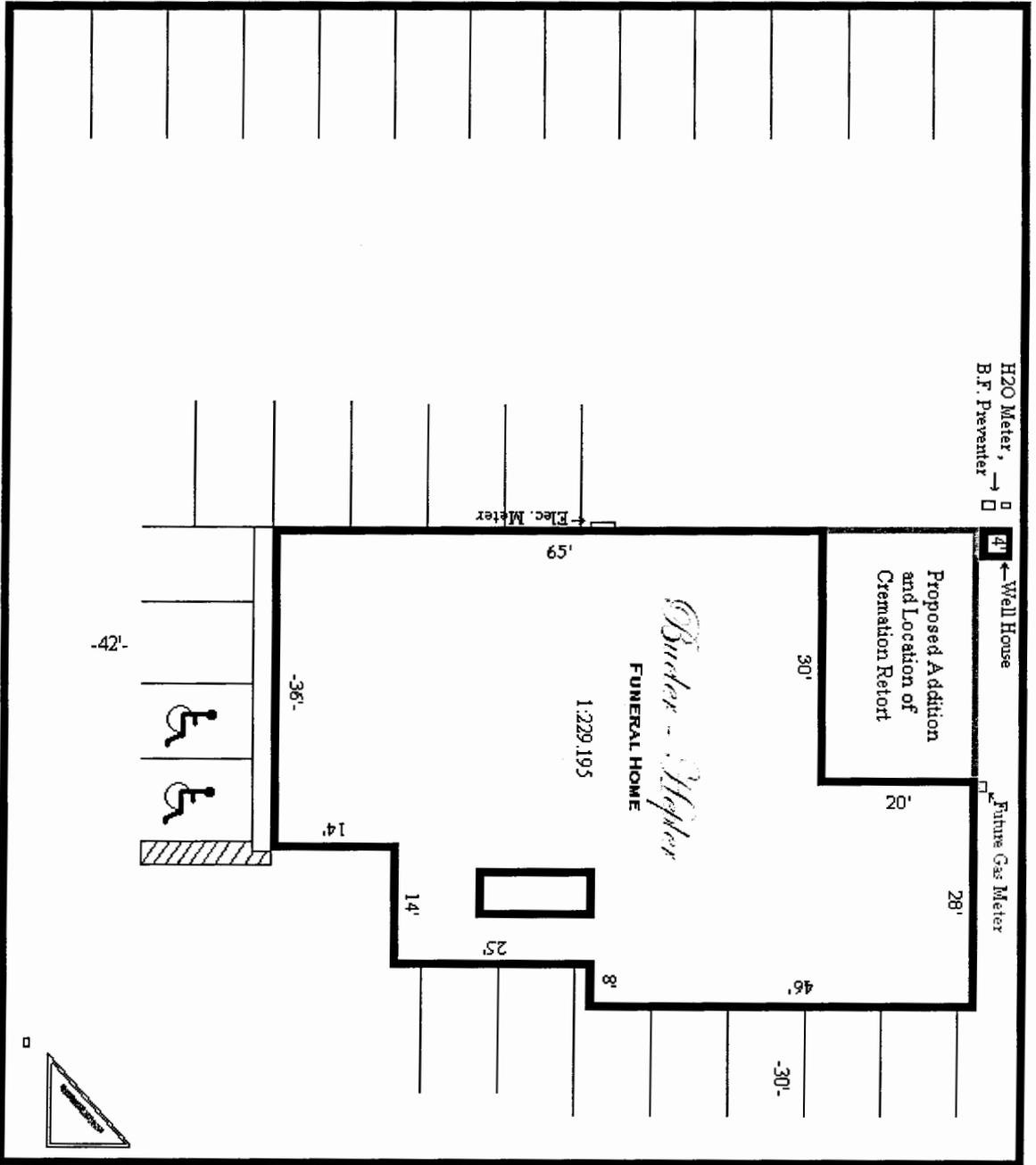
Apache Junction Mortuary and Crematory- 398 Old West Highway Apache Junction, AZ  
85219  
(480)982-7721

Sutton Crematory- P.O. Box 4027 Kingman, AZ 86402  
(928)757-4022

Westlawn Crematory- 105 South Arizona Ave. Wilcox, AZ 85643  
(520)384-2413

Metcalf Mortuary and Crematory- 288 W Saint George Blvd Saint George, UT 84770  
(435) 673-4221 (middle of town – residential and commercial area)

Alley Way



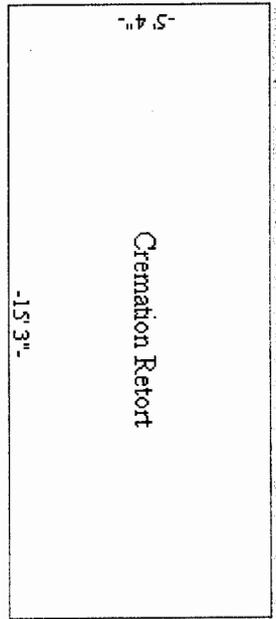
Arnold Street 25'

Third Street 25'



-20'-

-30'-



①  
Sink Basin for Handwashing

Cremated Remains Processor

N →

**Detail of Proposed Addition and Location of  
Cremation Retort**

— = Proposed Construction  
 — = Existing Walls

PERMISSION TO ENTER PROPERTY

Hearing Application: \_\_\_\_\_

Parcel No. 404-22-021

Date: May 31, 2006

Legal Description: Lots 1, 2, 3, AND 4.  
CAMP VERDE TOWNSITE, ACCORDING TO THE PLA  
OF RECORD IN BOOK 2 OF MAPS, PAGE 62  
RECORDS OF THE YAVAPAI COUNTY, ARIZONA

Name: Bueler - Hepler Funeral Home

Address: 143 Arnold Street Camp Verde, Arizona 86322

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

Benjamin Bueler  
Applicant's Signature

May 31, 2006  
Date

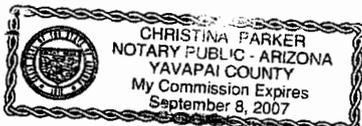
Agent for: Bueler Family, LLC dba Bueler - Hepler Funeral Home

State of Arizona  
Town of Camp Verde

On this 31 day of May, ~~1920~~ before me, the undersigned Notary Public, personally appeared Benjamin Bueler who executed the foregoing instrument for the purpose therein contained.

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

Christina Parker  
Notary Public  
9-8-07  
Date Commission Expires



# DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-22-021

APPLICANT'S NAME Bueler - Hepler Funeral Home

PROPERTY ADDRESS 143 Arnold Street Camp Verde, Arizona 86322

DIRECTIONS TO PROPERTY Subject property is located at the southwest corner  
of Third and Arnold Streets. The proposed addition and location of the crematory  
would be at the southwest corner of the existing building where there is a space  
to build.

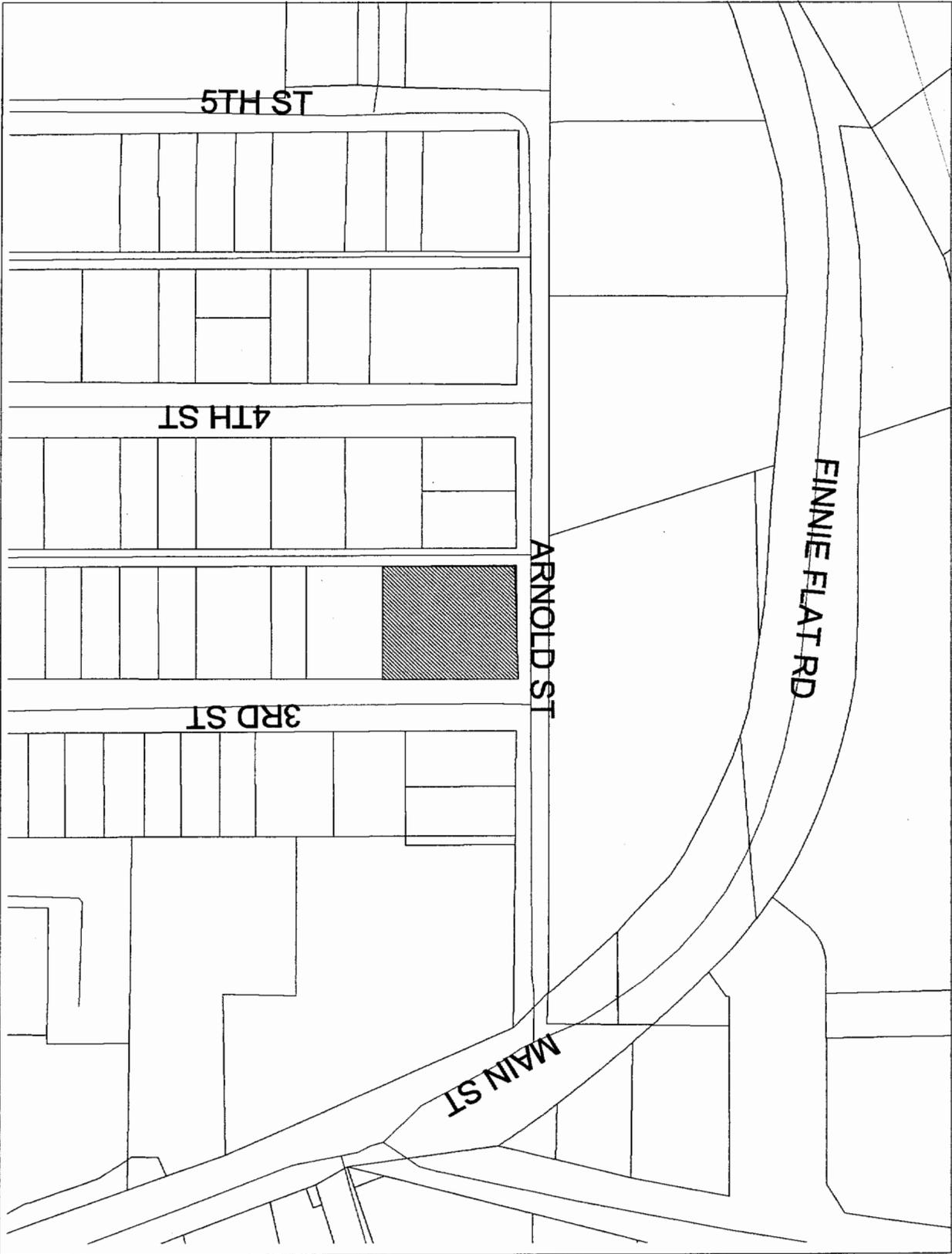
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LOCATION MAP  
FOR  
USE PERMIT 2008-02  
BUELER/HEPLER FUNERAL  
CREMATORY



SUBJECT PARCEL

FINNIE FLAT RD

C2-4

ARNOLD ST

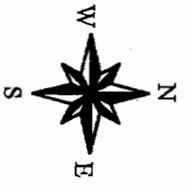
4TH ST

3RD ST

R2-4

ZONING MAP FOR  
UP 2006-02  
BUELER - APPLICANT

-  Zoning Districts
-  PARCELS 5-06
-  Regional Roads
-  Hydro.shp
-  Subject Parcels



*Bueler - Hepler*  
**FUNERAL HOME**

**143 ARNOLD STREET • CAMP VERDE, ARIZONA 86322**  
**PHONE (928) 567-5206 • FAX (928) 567-9176**

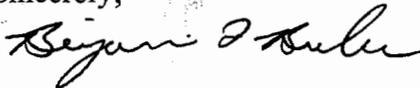
06-20-06P03:34 RCVD

June 20, 2006

Dear Neighbor/Property Owner:

We are sending you this letter to by way of invitation. We are currently applying to the Town of Camp Verde for a use permit in order to operate a cremation retort here at the funeral home. In an effort to be good neighbors we invite your input on this subject so that we may answer any questions and resolve any possible concerns you may have. You are most welcome to attend a public meeting on Wednesday, June 28, 2006 here at the funeral home (the southwest corner of Third and Arnold Streets) at a time that is best for you between 6:00PM and 9:00PM. We understand that this may not be a convenient time for everyone, if you wish to speak with us regarding this matter and cannot attend the meeting, please feel free to call us at (928)567-5206 and set an appointment with us for a time and day that best fits your schedule. We feel proud to be part of such a good community and hope to develop with you many long lasting and valued friendships.

Sincerely,



Benjamin F. Bueler  
The Bueler Family  
Bueler-Hepler Funeral Home

## Neighborhood Meeting Summary

On Wednesday, June 28, 2006 between 6:00PM and 9:00PM a neighborhood meeting was held at Bueler-Hepler Funeral Home so that we could receive input and answer questions from our neighbors regarding the possible installation and operation of a cremation retort.

Keith Tucker who is the commander at the American Legion post next door to us came over and asked about any possible odors resulting from the crematory. We resolved his concerns by explaining how the equipment we would be using works. He said he supported us in our plans for the crematory.

Later Debbie Fields, a neighbor from down the street, came with some questions. She had been able to do some research on the internet and had some questions first about pollution control, second the possible effects this would have on property values, and third she asked about any links of crematories to cancer or exposure to other biohazards. We were able to answer her questions by again explaining how the machinery works to not emit pollution, and that this would significantly increase the value of our property and this would possibly have a residual effect on the values of surrounding properties. With regards to cancer or other biohazard exposure we explained that there is no proven link to cancer even to the crematory operator which would have an effect on us personally and that any possible biohazards would come from direct exposure to the body of a deceased individual but that these would be destroyed through the cremation process. We feel we were able to answer her questions effectively and that her questions had been resolved. She was grateful for our time and said she supported our project.

We feel this meeting was a success by providing answers to these important questions from our neighbors and feel better about having provided a bit more insight and education as to what we do.

## Staff Report

### Council

Meeting of: July 26, 2006

Title: **ORDINANCE 2006 A329:** Amending the Planning and Zoning Ordinance Section 108 E. Height Limitations.

### Description Of Item:

Council approved Ordinance 2006 A332 amending the language as the Commission had recommended on May 4<sup>th</sup>. When the attorney reviewed the ordinance, he found some issues that needed to be clarified. Therefore, this amendment is to address the following issues that the attorney took exception.

1. The Design Review Board is currently not in place and should not have the authority to make an exception to the Planning and Zoning Ordinance which the Planning and Zoning Commission and Council put in place.
2. The criteria for granting an exception to the building height should be spelled out specifically in the ordinance.

Below you will find the language that the attorney has approved for this amendment. Staff is also recommending that another criteria be added which would not allow any height limit exception for any development within the Town-site redevelopment area. This was a concern of some during the public hearings for the other amendment.

## SECTION 108

### E. HEIGHT LIMITS:

#### 3. Buildings:

- a. No portion of any building exceeding 4' in height shall occupy the triangular area formed by measuring back 10 feet along from the intersecting point of the right-of-way lines ~~from~~ formed by the intersection of two streets.
- b. \*Commercial/Industrial Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50', if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision. Additional setback distances will be required if setbacks are required by subsection G.2.b. The additional setback requirements will be ~~figured~~ required by adding one foot for every foot of building over the maximum building height allowed, to the required setbacks for the density district. ~~Commercial/Industrial Buildings~~ Exceptions to the height limitations set forth in this subsection 3(b) on parcels closer than 75 feet to a residential development may be granted by ~~apply for an exception to the Design Review Board Town Council~~ which may grant this exception based upon topographical and/or other consideration the following criteria:
  - i. A grade differentiation must exist between the subject parcel and the surrounding properties.
  - ii. There is a history of exceptions granted in the immediate area for similar building height.

- iii. The building must not obstruct a view corridor.
- iv. No exception will be granted for any building within the Town-site redevelopment area.
- v. Application will be made to through the Community Development Department and for reviewed and recommendation by the Design Review Board Planning and Zoning Commission to the Town Council. ~~Appeal of the Board's decision may be made to. t~~The decision of the Town Council will be final.

**Commission**

**Recommendation:** The Planning and Zoning Commission held a public hearing on this application on July 6, 2006. They voted unanimously to recommend to Council approval of AMD 2006-02 regarding the amendment to the Building Height and Density Requirements in the Planning & Zoning Ordinance Section 108. There was no public comment on this item.

**Attachments:** Yes

**Prepared by:** Nancy Buckel



ORDINANCE 2006 A 329

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF  
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA  
AMENDING SECTION 108 OF THE ZONING ORDINANCE RELATING TO  
THE HEIGHT LIMITS AND SET BACK REQUIREMENTS.

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

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

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

**Section 1.** Section 108 E.3. of the Zoning Code is hereby amended to read as follows:

**SECTION 108**

**E. HEIGHT LIMITS:**

**3. Buildings:**

- a. No portion of any building exceeding 4' in height shall occupy the triangular area formed by measuring back 10 feet along from the intersecting point of the right-of-way lines ~~from~~ formed by the intersection of two streets.
- b. \* Commercial/Industrial Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50', if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision. Additional setback distances will be required if setbacks are required by subsection G.2.b. The additional setback requirements will be ~~figured~~ required by adding one foot for every foot of building over the maximum building height allowed, to the required setbacks for the density district. ~~Commercial/Industrial Buildings~~ Exceptions to the height limitations set forth in this subsection 3(b) on parcels closer than 75 feet to a residential development may be granted by ~~apply for an exception to the Design Review Board~~ Town Council which may ~~grant this exception based upon topographical and/or other consideration~~ the following criteria:
  - i. A grade differentiation must exist between the subject parcel and the surrounding properties.
  - ii. There is a history of exceptions granted in the immediate area for similar building height.
  - iii. The building must not obstruct a view corridor.

- iv. **No exception will be granted for any buildings within the Town-Site Re-development area**
- v. Application will be made to **through** the Community Development Department and **for reviewed and recommendation** by the Design Review Board **Planning and Zoning Commission to the Town Council**. Appeal of the Board's decision may be made to. **The decision of the Town Council will be final.**

**Section 1.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference, are hereby repealed, effective as of the effective date of this ordinance.

**Section 2.** 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 3.** This ordinance is effective upon completion of publication and any posting as required by law.

**PASSED AND APPROVED** by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 26th day of July 2006.

\_\_\_\_\_  
Tony Gioia, Mayor

Date \_\_\_\_\_

Approved as to form:

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

\_\_\_\_\_  
Town Attorney

**MINUTES  
REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
THURSDAY July 6, 2006  
6:30 PM**

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

**1. Call to Order**

The meeting was called to order at 6:30 p.m.

**A recess was called at 6:31 p.m.; the meeting was reconvened at 6:38 p.m.**

**2. Roll Call**

Chairperson Witt, Vice Chairperson Morris, Commissioners Hisrich, Womack, Bullard, Freeman and Burnside were present.

**Also Present:** Community Development Director Will Wright, Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.

**3. Pledge of Allegiance**

The Pledge was led by Chairperson Witt.

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

**a. Approval of Minutes:**

June 1, 2006 – Regular Session

June 15, 2006 – Special Session

**b. Set Next Meeting, Date and Time:**

July 13, 2006 – Regular Session – 6:30 p.m.

August 3, 2006 – Regular Session – 6:30 p.m.

**c. Approval of Quarterly Report:**

Apr - Jun 2006

On a motion by Morris, seconded by Womack, the Commission unanimously approved the Consent Agenda with the noted changes.

Corrections to the Minutes of June 15, 2006, were requested as follows: Item 10, "Bob Womack, Acting Chairperson" corrected to reflect "Rob Witt, Chairperson"; Item 8, "Commissioner Freeman" corrected to reflect "Bob Womack."

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

There was no public input.

**6. Public hearing, discussion and possible recommendation to Council on ZMC**

**2006-09:** An application submitted by Jack Sheehan, agent for Wingstar LLC, owner of parcel 403-22-102B requesting zoning map change from C2-2 to C3-2 to for the development of a self storage facility. This property consists of 1.93 acres and located at Industrial Drive (fronts) paralleling the northeast intersection of I-17 and Hwy 260.

**On a motion by Womack, seconded by Bullard, the Commission voted**

unanimously to recommend to Council approval of ZMC 2006-09, an application submitted by Jack Sheehan, agent for Wingstar LLC, owner of parcel 403-22-102B requesting zoning map change from C2-2 to C3-2 to for the development of a self storage facility. This property consists of 1.93 acres and located at Industrial Drive (fronts) paralleling the northeast intersection of I-17 and Hwy 260.

## **STAFF'S PRESENTATION**

Sr. Planner Buckel said that the applicant had purchased the property with the intention of putting storage building units on it; the property is located next to the Day's Inn Hotel and the vault system for that hotel is on the property and will remain in use until the extension of the sewer system to that area as shown on the site plan. A caretaker will be on the site, residing in separate living quarters. The General Plan shows the land use in the area as Commercial, and the proposed development will be a good use. Yavapai County Flood Control has requested that their comments be addressed at the time of development and that will be done before the building permits are issued; water service is available. No comments to letters sent out have been received, and no one attended the noticed neighborhood meeting.

## **PUBLIC HEARING OPEN**

### **Applicant's Statement**

**Jack Sheehan** confirmed his intention to develop the land as a mini-storage development. The request to change from C2-2 to C3-2 is being made based on advice from staff because he understands that the ordinance was not really clear as to the development that he plans, although he had believed the required zoning was in place when he bought the property. He said he was available to answer any questions.

## **COMMENT FROM OTHER PERSONS**

There were no comments from other persons

## **APPLICANT'S REBUTTAL**

No rebuttal was necessary.

## **PUBLIC HEARING CLOSED**

### **Board Discussion**

The discussion opened with the comment that there appears to be an increasing need for self-storage and it would be a good project. As for screening or fencing, Mr. Sheehan explained that on the highway side of the property the building wall will be right on the property line, and he hopes to incorporate a pattern or imprint on it; if not, he assured the Commission that he would use drought-tolerant planting or trees and that he is equally concerned about appearance, citing other attractive developments he has completed. There was also some discussion about storm water drainage, fire code regulations, and the road that is being used for access, which he confirmed will continue to allow legal public access. Mr. Sheehan also confirmed that the future abandonment of the vault has been addressed and that he plans to build more units over that area when the proper closure permit has been obtained.

## **STAFF COMMENTS**

There were no further staff comments.

There was no public input.

7. **Public hearing, discussion and possible recommendation to Council on PP 2006-02:** An application submitted by Scott Simonton, owner of a portion of parcel 403-23-

103C requesting preliminary plat approval for Elk Creek Subdivision consisting of approximately 24.0 acres and 94 lots. This property is located off the Northeast corner of Hwy 260 and Finnie Flat Road.

**On a motion by Womack, seconded by Freeman, the Commission voted unanimously to recommend to Council approval of PP 2006-02, an application submitted by Scott Simonton, owner of a portion of parcel 403-23-103C requesting preliminary plat approval for Elk Creek Subdivision consisting of approximately 24.0 acres and 87 lots; this property is located off the Northeast corner of Hwy 260 and Finnie Flat Road; with parking allowed on the streets.**

## **STAFF'S PRESENTATION**

Buckel said that this is another project within the Simonton Ranch Master Planned Community; it will contain 87 lots, instead of the 94 lots indicated in the agenda item. The lots will have a minimum size of 5,000 sq. ft., and the design of the development will be more urban, and similar to the Silverado; the two developments will be sharing the clubhouse and access off of Finney Flat Road. Buckel reviewed the details of the entranceway, public utility easements, the sidewalk, and the setbacks. Parking is requested for both sides of the streets which the Town Engineer has suggested is more of a policy decision for Council or perhaps a safety issue with the Fire District. Mr. Simonton has provided information from the City of Phoenix regarding their requirements for residential roadways. Water will be available and work on the sewer expansion line should be started within six months. Mr. Simonton has provided a proposed list of names for the streets; the names have been cleared through Dispatch. All agency comments are being addressed; the planned finished floor elevations will comply with the suggestion from Flood Control based on a possible sheet flow problem. No comments have been received from the public.

## **PUBLIC HEARING OPEN**

### **Applicant's Statement**

**Scott Simonton** suggested that Ms. Buckel had made a complete and comprehensive analysis of the project, and he said he was available for any questions from the Commission.

## **COMMENT FROM OTHER PERSONS**

There were no comments from other persons

## **APPLICANT'S REBUTTAL**

No rebuttal was necessary

## **PUBLIC HEARING CLOSED**

### **Board Discussion**

The discussion confirmed with Mr. Simonton the provisions for control of drainage and possible sheet flow, and he also reviewed the site plan details showing the roads and common areas shared with the Silverado development, for further clarification. The planned widths of the streets and parking were also discussed, and a suggestion made to consider having crosswalks indicated on the streets. There was also some concern expressed regarding control of parking on the public utility easements between the property line and the edge of the curb; Mr. Simonton said that the property owner usually maintains to where the street is, so he could see no problem, an opinion with which the members generally agreed.

## **STAFF COMMENTS**

There were no further staff comments.

There was no public input.

**A brief recess was taken at 7:26 p.m.; Chairperson Witt stepped down from the hearings on the next two items based on a conflict of interest.**

**The meeting was called back to order at 7:29 p.m. with Vice Chairperson Morris presiding.**

- 8. Public hearing, discussion and possible recommendation to Council on GPA 2006-05:** An application submitted by Rob Witt, owner of parcel 403-19-012D requesting general plan amendment from rural residential to low density for 2 acres and medium density for .95 acres to accommodate the intention of creating three affordable priced homes; two on one acre lots and the existing home on .95 acre. This property is located at 1856 Wot Evans Drive.  
**On a motion by Womack, seconded by Bullard, the Commission voted 5-1 to recommend to Council approval of GPA 2006-05, an application submitted by Rob Witt, owner of parcel 403-19-012D requesting general plan amendment from rural residential to low density for 2 acres and medium density for .95 acres to accommodate the intention of creating three affordable priced homes; two on one acre lots and the existing home on .95 acre; this property is located 1856 Wot Evans Drive; with a 'no' vote by Burnside.**

#### **STAFF'S PRESENTATION**

Buckel said that the request was for a General Plan Amendment to create three lots from the parcel, two one-acre lots with low density and leaving the existing home on .95 acre, medium density. In order to meet the intent of the General Plan, the applicant is requesting the two separate densities. There are many non-conforming lots in the area that are zoned one acre or more, but actually the lots are smaller in size. A similar approval was recently granted on a nearby lot. Buckel reviewed the reasons that would support approving the request for a minor amendment. Yavapai Flood Control has forwarded concerns to the applicant that will be addressed and approved by Flood Control before building permits are issued. A neighborhood meeting was held with five parties in attendance and their concerns were discussed with the applicant. One neighbor wanted the land to remain open and rural.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

**Dugan McDonald**, representing the request for the General Plan Amendment, said he was present to answer questions; he then reviewed the request using a Power Point presentation that illustrated and confirmed the details outlined by staff. The applicant did meet with some of the neighbors one-on-one, and some of the comments were cited, including a request to use stem wall in the construction.

#### **COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

#### **APPLICANT'S REBUTTAL**

No rebuttal was necessary.

#### **PUBLIC HEARING CLOSED**

##### **Board Discussion**

The Commission discussion included one member's concern over the stated reasons for

the minor plan amendment, questioning whether the parcel qualified by reviewing the surrounding lots; Mr. McDonald confirmed that essentially all of the property owners had expressed no concerns whatsoever. The Commission briefly discussed that concern, with conflicting opinions.

**STAFF COMMENTS**

There were no further staff comments.

**DISCUSSION OF MOTION**

There was comment that the desire to provide affordable housing does meet the intentions of the General Plan.

There was no public input.

9. **Public hearing, discussion and possible recommendation to Council on ZMC 2006-08:** An application submitted by Rob Witt, owner of parcel 403-19-012D requesting zoning map change from RCU-2A to R1-35 to allow for three homes to be developed on approx. one acre each with the intention of creating three affordably priced homes; two on one acre lots and the existing home on .95 acre. This property is located at 1856 Wot Evans Drive.  
**On a motion by Womack, seconded by Bullard, the Commission voted 5-1 to recommend to Council approval of ZMC 2006-08, an application submitted by Rob Witt, owner of parcel 403-19-012D requesting zoning map change from RCU-2A to R1-35 to allow for three homes to be developed on approx. one acre each with the intention of creating three affordably priced homes; two on one acre lots and the existing home on .95 acre; this property is located at 1856 Wot Evans Drive; with a 'no' vote by Burnside.**

**STAFF'S PRESENTATION**

Buckel explained that this zoning map change goes along with the preceding General Plan Amendment that was just recommended for approval; the requested zoning will be used on all three parcels that will be created, with the understanding that two of the parcels will be full one-acre lots. The information provided in connection with the preceding item would also apply to this request. The zoning map change is dependent upon approval of the General Plan Amendment by Council.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

**Dugan McDonald** thanked the Commission for recommendation of approval of the General Plan Amendment, commenting that this item in a sense is a rerun of what was just reviewed.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was necessary

**PUBLIC HEARING CLOSED**

**Board Discussion**

The question regarding the stem wall request was addressed; it was agreed that most lenders would require that for lending purposes so any stipulation to that effect would be somewhat redundant. Other concerns have been previously addressed.

**STAFF COMMENTS**

There were no further staff comments.

There was no public input.

**Chairperson Witt resumed his seat of office at 7:53 p.m. and presided over the remainder of the meeting.**

- 10. Public hearing, discussion and possible recommendation to Council on UP 2006-01:** An application submitted by Young Ho Kim, agent for Kimstock LLC, owner of parcel 404-28-018Y and 404-28-018L requesting revision of Use Permit #99-04 for Trails End RV Park, lifting time limit of 6 month stay for RV's and lifting limit of 2 weeks for tents, removing turn lane requirement, and extending permit for an additional ten years. This property is located at Trails End RV Park.  
**On a motion by Womack, seconded by Morris, the Commission voted unanimously to recommend to Council approval of UP 2006-01, an application submitted by Young Ho Kim, agent for Kimstock LLC, owner of parcel 404-28-018Y and 404-28-018L requesting revision of Use Permit #99-04 for Trails End RV Park, lifting time limit of 6 month stay for RV's and eliminating the use of tents, removing turn lane requirement, and extending the permit for a total of ten years, including transfer of ownership; this property is located at Trails End RV Park.**

**A motion by Witt, seconded by Hisrich, to amend the original motion, to not lift the time limit of 6-month stay for RV's, failed by a 2-5 vote, with 'no' votes by Womack, Bullard, Morris, Freeman and Burnside.**

**STAFF'S PRESENTATION**

Buckel reviewed the request from the owners of the RV Park for the subject modifications to the Use Permit as well as to transfer ownership. At the time the RV Park Use Permit was approved in 1999 there were several stipulations placed on it. Some of the stipulations concerning the construction of the park have been met; the stipulation regarding the turn lane is no longer necessary following the creation of a turn lane by ADOT. The park is the only RV Park currently that has a 6-month limitation on stays, and the request also includes extending the permit for 10 years. A neighborhood meeting was held; no one attended and staff has not received any letters of opposition. There were no objections from the agencies notified. To date staff has not received any complaints from anyone on the operation of the RV Park.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

**Andy Ayres confirmed that the request is more in the nature of a house-cleaning process and that several of the requirements have been met, as explained by Mrs. Buckel. Enforcing the six-month stay has been difficult, and other parks in the area do not require that limitation. Mr. Ayres said that he was available for any questions.**

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

There was no rebuttal necessary.

## **PUBLIC HEARING CLOSED**

### **Board Discussion**

The Commission first confirmed with the applicant that there has never really been any camping, or use of tents at the park as originally intended, and there would be no problem with eliminating that provision. Buckel also explained that at the time of transfer of ownership, the new Use Permit would be limited to ten years from that date. There was one suggestion that the park restrict the size of the RVs to larger vehicles based on an objection to the unsightly appearance of trucks with camper shells; Mr. Ayres explained that there has been no need for that restriction and no problem in that regard because of the rental amount. There was general agreement that the use of tents be eliminated, and the Use Permit be renewed for 10 years, but conflicting opinions on removing the 6-month stay provision and perhaps losing control over the appearance of the park. Buckel confirmed that the Town does have codes that deal with unsightly conditions and that the parks are held to the same standards that any residential home is; there are enforcement steps that can be taken by serving notice on the park owner; furthermore, enforcing the six-month stay is difficult at best.

### **STAFF COMMENTS**

There were no further staff comments.

### **DISCUSSION OF MOTION**

There was further discussion of the six-month stay provision with objection to eliminating it based solely on the fact that other parks do not have the same restriction, and also pointing out that an RV park is not intended to be for a permanent residence; a motion was then made to amend the original motion, followed by a brief discussion, with input from Buckel, on the basis on which the other parks have been allowed to operate without that time restriction and support for the applicant having the same right.

There was no public input.

11. **Public hearing, discussion and possible recommendation to Council on UP 2006-02:** An application submitted by Bueler Family LLC, owner of 404-22-021 requesting a use permit for the installation and operation of a cremation retort on the existing premises of funeral home located at 143 W. Arnold St.  
**On a motion by Morris, seconded by Womack, the Commission voted unanimously to recommend to Council approval of UP 2006-02, an application submitted by Bueler Family LLC, owner of 404-22-021 requesting a use permit for the installation and operation of a cremation retort on the existing premises of funeral home located at 143 W. Arnold St.**

### **STAFF'S PRESENTATION**

Buckel said that the Bueler Family have recently taken over Hepler Funeral Home, a long-time operation off of Arnold Street, and are requesting a Use Permit to install a crematory on site; they are currently having to use a Prescott facility to provide the cremation services for their customers. The applicant has provided extensive information on the type of operation involved assuring that there would be no effect on the neighborhood or detract from it. Neighbors have been personally visited by the applicants and the required neighborhood meeting was held on the site with apparently successful resolution of the questions posed. No objections have been received from agencies and staff has received no letters in response to the mailing.

## **PUBLIC HEARING OPEN**

### **Applicant's Statement**

Ben Bueler spoke on behalf of the applicants, commenting on the clear and concise presentation made by Ms. Buckel and saying that he was available for any questions.

## COMMENT FROM OTHER PERSONS

There were no comments from other persons.

## APPLICANT'S REBUTTAL

There was no rebuttal necessary.

## PUBLIC HEARING CLOSED

### Board Discussion

Chairperson Witt thanked the family for the way they have clearly demonstrated their desire to support the community; for example, the plaque for the Marshal's Office, adding that anything that is done to increase services to the community is a positive step. With only a brief discussion there was general agreement among the members expressing support for the request. Mr. Bueler further described the location and appearance of the cremation retort facility together with the ADEQ licensing and testing requirements, and monitoring of the operation.

## STAFF COMMENTS

There were no further staff comments.

There was no public input.

12. **Public hearing, discussion and possible recommendation to Council on AMD 2006-02:** An amendment to the Town of Camp Verde Planning & Zoning Ordinance Section 108 regarding Building Height and Density Requirements. **On a motion by Womack, seconded by Morris, the Commission voted unanimously to recommend to Council approval of AMD 2006-02, an amendment to the Town of Camp Verde Planning & Zoning Ordinance Section 108 regarding Building Height and Density Requirements.**

Buckel apologized for having to bring this item back to the Commission again, and explained that after it was approved by Council the Town Attorney reviewed it and had some serious concerns. Those concerns have now been resolved and the corrections incorporated into the proposed amendment. Buckel pointed out the changes that were made and outlined the reasons for the revisions; that was followed by a brief discussion by the Commission, with further input from Buckel.

There was no public input.

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

14. **Commission Informational Reports:**  
Chairperson Witt expressed his gratitude to Will Wright for the outstanding job he has done during his time here, adding that he has been a great benefit to the community, and extending best wishes and confidence that he will be doing a fantastic job again at Graham County.

The sentiments of Witt were echoed by the other members.

15. **Staff Report**

Sr. Planner Buckel summarized the actions taken by the Council on the two issues recommended last month, including the Council deliberations in regard to each, with the following decisions: (1) The request by the owner of the NEI subdivision for approval of the agreement to withhold the building permits in lieu of filing a performance bond was narrowly approved by a 4-3 vote; (2) The site plan for the Coury Ford Dealership was unanimously approved, with the provisions that the applicant will work on the lighting plan with staff, and landscaping will carry some type of Western/rural theme, to be reviewed at a later date.

Buckel also reported on a request by Councilor Parry to require all documents provided as proof of certain allegations as to ownership, easements, etc., be certified documents; the issue was tabled to the Council Hears P&Z meeting at the end of July; the Town Attorney will be available for teleconferencing. Staff will also research whether other communities require certified copies.

Buckel advised the Commission that the meeting scheduled for July 13, 2006 is now canceled; no items are held over to be heard then.

**16. Adjournment**

On a motion by Womack, seconded by Bullard, the meeting was adjourned at 8:49 p.m.

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Rob Witt, Chairperson

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Planning & Zoning

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 6th day of July, 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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Margaret Harper, Recording Secretary