

**AGENDA**  
**Regular Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY MAY 01, 2014**  
**6:30 PM**

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

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes:**  
**April 03, 2014 Special Session**
  - b. **Set Next Meeting, Date and Time:**  
**June 05, 2014 – Special Session**
5. **Call to the Public for Items not on the Agenda**  
*(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)*
6. **Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Ramada & Recreation area, 12 Park Model Units and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.**
  1. **Staff Presentation**
  2. **Declare PUBLIC HEARING OPEN**  
Call for APPLICANT'S STATEMENT  
Call for COMMENT FROM OTHER PERSONS (either in favor or against)  
Call for APPLICANT'S REBUTTAL (if appropriate)
  3. **Declare PUBLIC HEARING CLOSED**  
Call for Commission DISCUSSION (may ask questions of applicant)  
Call for STAFF COMMENTS  
Call for MOTION  
Call for DISCUSSION OF MOTION  
Call for QUESTION  
ANNOUNCE ACTION TAKEN with Findings of Fact

7. **Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres. The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.**

**1. Staff Presentation**

2. Declare **PUBLIC HEARING OPEN**  
Call for APPLICANT'S STATEMENT  
Call for COMMENT FROM OTHER PERSONS (either in favor or against)  
Call for APPLICANT'S REBUTTAL (if appropriate)
3. Declare **PUBLIC HEARING CLOSED**  
Call for Commission DISCUSSION (may ask questions of applicant)  
Call for STAFF COMMENTS  
Call for MOTION  
Call for DISCUSSION OF MOTION  
Call for QUESTION  
ANNOUNCE ACTION TAKEN with Findings of Fact

**There will be no Public input on the following items:**

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

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

Posted by:  Date/Time: 4-24-14 1:00PM

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

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

**MINUTES DRAFT**  
**Special Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY APRIL 03, 2014**  
**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 at 6:30 PM**
2. **Roll Call**  
Chairperson Davis; Vice- Chairperson Norton, Commissioners Hisrich; Parish; Freeman and Hough.  
*Absent: Commissioner Blue.*
3. **Pledge of Allegiance**  
Commissioner Hisrich, led the Pledge of Allegiance
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes:**  
**No Minutes for approval**  
There was no action taken on this item.
  - b. **Set Next Meeting, Date and Time:**  
May 01, 2014 – Regular Session  
June 05, 2014 – Special Session

There was a consensus amongst the Commission to move forward with the meeting dates as presented.
5. **Call to the Public for Items not on the Agenda**  
*(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)*  
  
*There was no discussion under this line item "Call to the Public".*
6. **Public Hearing, Discussion and Possible Recommendation to Council for an application submitted by Mr. Michael Hough, owner of parcel 404-28-056, for the Camp Verde Automotive, requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales and services) to C3 (Commercial: Heavy Commercial) for approximately 1.0 acres located at 27 W. General Crook Trail.**

**Vice Chairperson Norton**, made the motion, recommending approval to Council on zoning map change 20140052 an application by Mr. Michael Hough owner of parcel 404-28-056 for Camp Verde Automotive, to go from C2 (Commercial: General Sales and Services) to C3 (Heavy Commercial) to bring the property into compliance with the current Planning and Zoning ordinances. Parcel is approximately 1.0 acres located at 27 W. General Crook Trail.

**Commissioner Hisrich**, seconded the motion, **the vote by the Commission was unanimous to recommend approval to Council.**

At 6:31, Commissioner Hough recused himself due to a conflict of interest, *that being of applicant discussed.*

**A. Staff Presentation- Presented by Jenna Owens, Assistant Planner**

**Jenna Owens**, provided a history of the described parcel; summary of agency and citizens comments, Town requirements, and applicant's narrative as it addresses requirements for application, **Owens** also provided the statement of the problem/opportunity as presented by the applicant; the conclusion; and suggested motion.

**B. Declare PUBLIC HEARING OPEN**

Call for APPLICANT'S STATEMENT-

Applicant, **Michael Hough** gave a brief history of the parcel 404-28-056, which his Automotive Sales/Repair business is located. **Hough** obtained the property in 1974 via a purchase from his Father. **Hough** gave a verbal description of the type of business that is ran in the surrounding parcels in which he has ownership as well. **Hough** stated the parcels 404-28-058/059A were currently zoned as C3, and he wished for the parcel 404-28-056 to be changed from C2 to C3 as well, as he is concerned he is operating outside the C2 description for the type of automotive work they currently perform. **Hough** is noted to say that all of his parcels/businesses are currently listed for sale.

Call for COMMENT FROM OTHER PERSONS (either in favor or against)-

**Jane Whitmier**, asked the Commission to consider the entry way of the Town given the work of the Commission on the General Plan and the impression a more intense zoning use (C3) will have on the Town, she also expressed "bewilderment" that the application did not come in front of the Commission prior the meeting for recommendation, allowing more time in considering the change. **Whitmier**, also brought before the Commission the knowledge of a prior meeting where one named Rob Witt applied for a similar developmental zoning change on the other side of town, where the named applicant was denied. She asked for the Commission to consider "institutional integrity and transparency" as they look at the application and the previous request on the opposite side of town.

Call for APPLICANT'S REBUTTAL (if appropriate)-

Michael Hough, rebutted Whitmier's comment(s) concerning the previous named applicant Witt who applied for a text amendment to the Planning & Zoning ordinance to allow for auto collision centers as an allowed use in the C2 zoning district. Hough clarified that the text amendment request was not even similar to a zone change request such as he is requesting and the

reason the text amendment was recommended for denial by the Commission is mostly due to the fact that the text amendment, if approved, would have allowed for auto body and fender repair shops in any C2 zoning district. This C2 zoning is the majority zoning along main street which is a mix residential-commercial use and auto collision centers are virtually the same thing as body and fender repair shops and land use conflicts would have most likely occurred.

**C. Declare PUBLIC HEARING CLOSED**

Call for Commission DISCUSSION (may ask questions of applicant)-

**Commissioners, Parish; Hough; and Freeman** offered comment in support of the applicants request to change the zoning from C2 to C3, as they **did** not see a problem in the request as currently there is an Automotive Repair and Auto Body Shops in that area, and the business is less than likely to change Commercial use even upon a future sale of the property given the development use of the structures situated on the parcel. **Vice- Chair Norton**, questioned the level of work from light to industrial auto repairs as he found it confusing. **Norton** also offered his support of the zoning change. **Chairperson Davis**, asked of the applicant to expand on the scope of work on the owned parcels. Applicant **Hough**, responded to Chairperson Davis' question by stating that currently under the day-to- day operations carried out at the business on parcel 404-28-056 they do not comply under the current C2 zoning, and it is non-conforming for UHAUL signage to be parked in front of his existing office and non-conforming for the types of noise/work carried out at the Auto Repair under the C2 zoning. **Chairperson Davis**, offered additional comment in regards to the C3 zoning on Main Street, however he understands the applicant is currently operating within C3 types of work and it would be an impact to his business to conform under C2 zoning regulations. The possibility of the business selling and someone making changes to the buildings situated on the parcels and/or implementing more extensive use of auto repair may not be as likely considering they would be purchasing the existing business and buildings in which they operate now.

Call for STAFFCOMMENTS-

**Community Development Director Michael Jenkins**, provided the definition of "Spot Zoning". **Jenkins**, on behalf of self and staff recommends approval of applicant Hough's request to change the zoning of parcel 404-28-056 from the current C2 to C3.

*Upon the acceptance of the motion, Commissioner **Hough** returned to the meeting at his appointed seat.*

7. **Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.**

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, Helicopter Landing and Take-Off point located at

**2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.**

**Commissioner Hough** made a motion to continue item at the next scheduled May 1, 2014 Planning and Zoning meeting. **Commissioner Freeman**, seconded the motion, all in favor.

**A. Staff Presentation- Presented by Community Development Director Michael Jenkins.**

**Michael Jenkins**, provided a history of the described parcel; summary of agency and citizens comments, Town requirements, and applicant's narrative as it addresses requirements for application. **Jenkins** also provided the statement of the problem/opportunity as presented by the applicant; the conclusion; and suggested motion. **Jenkins** provided insight to existing structures and facilities on the property, and what the current USE PERMIT provided for as approved activities on the Ranch and what proposed additions would be made for events; structures; and activities, upon approval. **Jenkins** also provided proposed stipulations to events; sizes; and occurrences.

There was added emphases from the neighborhood concerns brought up at the required March 18<sup>th</sup> Neighborhood Meeting. *See Exhibit "C", Applicants Response to Critical Issues.*

**Jenkins**, welcomed **Building Official, Robert Foreman** to the podium. **Foreman** reiterated some of **Jenkins** statements, with added focus on the Octagon building situated on the Ranch being a change of occupancy from residential to commercial and the Tree House could possibly be brought up to code with addition of side rails, and etc. Special Inspections are required by the Town Building Department, and the department does not have a problem with the time frame to meet these inspections.

**Jenkins**, read verbatim the "Memorandum" from Nancy Gardner, Town Marshal,

**Jenkins**, read verbatim the "Use Permit Application Comments" from Kristi Gagnon, Fire Marshal to the Camp Verde Fire District

**Jenkins**, read verbatim the comments provided by email from Vickie Lewis, Hydrologist, to the Yavapai County Flood Control. **Jenkins** elaborated on the "Removable Structure" comments and what falls within the Town Code.

**Jenkins**, read verbatim the comments provided in a letter by the Yavapai Apache Nation Chairman, Thomas Beauty. The letter asked for any use of Tribal Lands be removed from the application, also stating what they were in favor of and what they were not in favor of, *reasoning described in letter.*

**Jenkins**, read verbatim the comments provided by email from Mike Kowalski, Director of Ranch Operation and Staff Development at Rainbow Acres, and what their requests were of the permit.

B. Declare **PUBLIC HEARING OPEN**

Call for APPLICANT'S STATEMENT-

Applicant, **Bill Moore**, graciously thanked the staff and introduced Ranch Representatives **Shorty Graham, Ranch Manager** and **Deborah Allenbaugh, Marketing Manager**. **Moore**, began his statement by expressing his strong desire that the Ranch be an asset to the Town of Camp Verde, with the hope that the parcel never be subdivided. He provided the vision of Ranch Owner Shuster in the Ranch being for Children of an impoverished background or those of disability. **Moore** stated the Ranch is non-profit, and there is a high cost to maintaining the Ranch. The goal is to keep the Ranch in full operations; therefor the need for the USE PERMIT is great, as they will use the benefits of the Permit to sustain the Ranch's costs. The Ranch currently has a USE PERMIT that is due to expire soon. **Moore**, elaborated on the request of a heli-pad for the use of helicopters coming into the Ranch providing tours of the Verde Valley/Sedona areas, and made focus that the use of a helicopter would not be a constant occurrence though narrowed to a dozen times a year, or the possibility of six landings. **Moore**, spoke of the Tree House being constructed approximately in the year 2000, for Ranch Owner Shuster's grandchildren and that it was originally built as a two level platform, which is around a tree. **Moore** discussed an Architect being brought in by the Ranch to address the Tree House and the implementing of code. **Moore**, also addressed that he had spoken with Scott Canty, Yavapai Apache Tribal Attorney, whom was present to speak on the tribe's behalf. **Moore**, gave insight on future plans for entertainment on the ranch that would include, Cowboy Rope demonstrations; Camp Fires; Picnics; and the use of a guitar. The Ranch would like to pursue Structure Developments upon approval through the Flood Control District. **Moore**, wished to use the Octagon structure for events including Weddings and Meetings, and to also hold Charitable/Civic events (non-specific) and felt that parking would be suitable in the pasture and existing parking areas as there is currently a buffer there for neighbors to the East. **Ranch Manager Shorty Graham**, stepped forward and focused on the importance of what the Ranch is about and provided a history of the Ranch Owner and his sole purpose for the Ranch being for underprivileged children, and that the Ranch cannot support itself, and without the Ranch the lives of youth cannot be changed.

Call for COMMENT FROM OTHER PERSONS (either in favor or against)-

**Yavapai Apache Nation, Attorney Scott Canty**, spoke of the Tribe's value on the Ranch being an asset to the community and that they are in support of the Ranch and its proposal with the exception of the helicopter due to, the imposing noise issues to the community members as well as dust issues, and they have stated in their comments to the Commission that the mass number of landings not be approved. The Tribe is fine with all other proposals noting, Tribal Council not approving horseback rides. **Canty** checked with tribal Chairman Beauty and the Chairman is not in favor of modifying Tribal opposition of the helicopter take-off and landing and continues to ask of the Commission not to approve this item.

**Resident Dave Blutz**, resides near the Ranch and he also was not in favor of the Helicopter and requested a denial of the Commission. **Blutz**, also stated he has had to speak to Ranch Manager Shorty Graham on occasion due to noise, and though Shorty handled the issue efficiently and well, **Blutz**

felt the noise of horse type events to be a nuisance.

**Resident Stewart Peterson**, took the podium to express his concerns. The first of two concerns was also the helicopter. **Peterson** stated a need to minimize flights to a dozen or less per year, he addressed the noise that would be caused by the helicopter. **Peterson** questioned the Landing Zone being in the flight pattern of the municipal airport that was nearby, and felt it to be a serious concern that there was no mention of the FAA having input as a noted agency on the application. Peterson felt this could be a serious liability to the Town of Camp Verde. Peterson's next was the lack of mentioning drainage of fuel and chemicals that would be brought by the helicopter. Lastly, **Peterson** spoke of the environmental impacts brought on by the helicopter with the nearing Verde River and the impact on species and greenway.

**Resident Participants**, was the next to take the podium bringing a list of concerns. Including, road conditions due to the increase of traffic, these conditions would bring maintenance issues, dust and littering (due to increased food and beverage being served) on the roadway in and out of the ranch. Participants also had concerns of visibility for the safety of guests to the ranch, as there were blind spots that would need sufficient lighting. The next items of concern for Participants was more of a water right issues, with knowledge of increased guests to the ranch and livestock taking additional resource from the Verde River, this he felt was an aquifer impact on the Town of Camp Verde regardless of private water rights. In closing **Participants** expressed the strong need for any and all trail rides taking place on Government/Tribal lands to stay on existing trails rather than cause damage and erosion issues to lands and vegetation.

**Rainbow Acres Representative Mike Kowalski**, reiterated feelings expressed in his written statement to the Commission.

**Chairperson Davis** asked **Kowalski** for a history of impact under the current USE PERMIT. **Kowalski** responded with a knowledge of approximately the last 3 1/2 years, with knowing there to be some noise during larger events with bands present, and noted several youth groups visiting the Ranch with no additional impacts to the neighborhood such as littering along the roadways.

The last speaker to take to the podium was nearby Resident **Ryna Rock** of Verde River Estates whom happens to share a common fence with the Ranch and expressed the same concerns as her fellow residents with the helicopter, that being of noise, and dust. **Rock**, also brought a new concern to the Commission of the language of the proposed application including the use of "perpetuity". The definition of this language would bring a lack of control over the USE PERMIT, when it came to the events and activities being requested. The ability for the Ranch to have unlimited events of guests totaling up to 150 on a weekly basis would not be reasonable, for residents to have to endure. **Rock** was in support of a few of these types of events taking place on a non-regular basis. **Rock** stated that in the event they use the "vacant lot", the Ranch implement some sort of dust control.

Call for APPLICANT'S REBUTTAL (if appropriate)-

Applicant **Bill Moore**, took the podium in rebuttal of the comments made before him. **Moore**, placed focus that they applied with a list of activities that they would consider within the 5-10 year period of holding the USE PERMIT, the list in retrospect had been narrowed since the original time of applying. Again, this list being of items they were "considering", not necessarily implementing in their regular activity. In regards to the helicopter- **Moore** proposed helicopter activity to a limited 6 landings per year. **Moore** addressed flight pattern and the imposition of the nearing Municipal Airport being up to the helicopter Pilot himself to determine, and that the helicopter would be within a half mile of the Verde River in regards to concerns of wildlife. **Chairperson Davis**, taking into consideration earlier comments/concerns asked Moore if there would be any storage of fuel, or maintenance of the helicopter taking place on or at the Ranch? **Moore** responded with a clear "NO".

**Moore**, addressed the concerns of sound. The Ranch is requesting a maximum of 2 large events a year, and asks for neighbors understanding during that time.

In regards to the concerns expressed of environmental impact on the Verde River and activities taking place on/near the River, **Moore** stated that they are looking to entertain youth in the sandy areas of the River with zero disturbance to the natural vegetation of the area.

**Moore**, addressed the concerns of traffic due to larger groups of guests traveling in and out of the Ranch and the use of the common road. **Moore**, stated most of the time children would be shuttled in with the use of a bus, and weddings would travel by the use of car. Lastly activities scheduled with a Resort would use a bus as well. **Moore**, was also good to note that the more common guests in the 150 range, would mostly be that of children traveling by bus, and that the USE PERMIT that the Ranch has been utilizing for the last 5 years has the ability to carry out unlimited events in the range of up to 150 guests. These types of events are arranged during prime months, every weekend of the year. **Chairperson Davis**, asked of Moore the high event average. **Moore** answered 20-25 smaller events.

**Moore**, provided insight to the concerns of parking, stating there were options in using Cliff Castle parking lots and shuttling guests to and from the Ranch. This method being utilized for larger events such as the Fall Festival held at the ranch annually. **Moore**, addressed the concern of dust impediment and volunteered the use of water trucks to control the dust levels.

**Moore**, addressed the mention of water aquifer and said there will not be any increased usage as the water is used for watering the pastures, and that will continue.

**Moore**, stated in regards to the perpetuity request, the current USE PERMIT was for 5 years and the time has "flown by", **Moore** alluded to the fact its a lot of work to put things in order for another permit, and felt if the Ranch does not **meet** their end of the agreement the Town has the authority to pull the USE PERMIT.

In closing **Moore** addressed the concern of horse events and the use of an "announcer" during the events. Moore understood the effect of noise on neighboring residents. **Ranch Manager Shorty Graham** stated the sound system currently points in the direction of resident homes, which was noted by residents earlier in the meeting and Graham driving herself to adjust speakers for the comfort of residents. **Graham** stated the direction of the speakers can be changed, and this type of event is not anticipated as a primary event.

### C. Declare PUBLIC HEARING CLOSED

Call for Commission DISCUSSION (may ask questions of applicant)-

**Commissioner Hisrich**, regarding "page 2, exhibit B" addressed that guests differed from 150-299, and large events to small events, and felt this was poorly presented as it is not clear. **Community Development Director Michael Jenkins**, expressed staff's confusion and suggests the staff and Commission place limits and include a resolution.

**Commissioner Parish**, commented on the helicopters and the impact it has on horses with noise, as well as residents and felt it was equivalent to that of a train after a while, and individuals as well as livestock adjust and become used to the level of noise. **Parish** expressed support in the helicopter being an asset to the Town of Camp Verde and children.

**Commissioner Hough** would like to see the "Western Town" stay at the Ranch (see page 1, exhibit b). **Hough** did not know of any code regarding the use of helicopters, and did not feel that it was something that they the Commission/Town had control over.

**Commissioner Freeman**, gave input on the issue of the helicopter and suggested it be handled on a case-by-case basis, in permitting for a helicopter under a "Special Event". **Freeman** did see value in having the use of a helicopter.

**Freeman** spoke of the commonly used road for the Ranch and residents, and in his past experience the additional traffic bringing wear and tear on the road was to benefit the Ranch itself; therefore being the responsibility of the applicant. **Freeman** suggested the use of an individual being placed on the road to direct traffic for the ease of residents traveling to and from their homes; individuals being designated to control the impacts of additional litter alongside the roadways, and none of the stated here above being that of responsibility to the Town of Camp Verde.

In closing, **Freeman** suggested the use of additional speakers to help control noise levels and the impact on neighboring residents. **Freeman** felt increasing the quantity of speakers and lowering the volume levels along with strategic placement would better control noise.

**Vice-Chairman Norton**, stated he was not in favor of the helicopter due to noise levels, and dust that could be detrimental to neighbors. **Norton**, stated the helicopter is an item that could fall under a "Special Use Permit".

**Norton** was in agreeance with the traffic and the impacts it would have on the road not being necessarily a positive attribute.

**Norton**, questioned staff on decimal monitoring and current criteria. **Community Development Director Michael Jenkins**, stated there currently was not any written within town code. The Town uses a National Standard. **Jenkins** also informed the Commission of the "Noise Ordinance", written in Town Code that reads code enforcement officers (Camp Verde Marshals, etc.) have the authority to use the determination of the Officer, and when it becomes offensive to the senses the noise is to be controlled. **Jenkins** also informed the Commission of the Town Manager currently developing a decimal monitoring system to implement within written Town Code.

**Norton**, expressed that the Ranch seems to work well with its neighboring residents and that the use of a water truck would be neighborly. He suggested if the Ranch did not comply, they would risk the USE PERMIT being pulled.

**Chairperson Davis**, asked if the Town has the authority to allow or deny the landing of a helicopter. **Michael Jenkins**, responded "yes, due to any impact on the neighborhood". **Davis**, was in support of the helicopter/landing zone for the education of youth, under the assumption of one helicopter landing per event. **Davis**, suggested a "test period" of "so many" landings per year, in "perpetuity" to the USE PERMIT, so that if it has a poor impact on neighbors the use of the helicopter can be further denied.

**Michael Jenkins** elaborated on the language and gave suggestions for the helicopter, to be given an actual number of landings and if issues arise, the issues will be discussed with applicant, with the possibility of denying further use.

**Chairperson Davis**, asked of Jenkins what kind of power the Commission/Town has over the applicant when "perpetuity" was used in the permit *(in relation to any requested items)?*

**Michael Jenkins**, provided an answer of "absolute power", and read the language of the ordinance, "To serve the objectives of this zoning ordinance, permits may be used for a fixed time period." **Jenkins** placed emphasis on the word "may" in relation to the word "perpetuity", and went onto read "USE PERMIT does not grant a vested right beyond the term of the permit", **Jenkins** going further down to read, "Violations of the terms, of the USE PERMIT or Zoning Ordinance voids the USE PERMIT". **Jenkins**, noted that this empowered him as Community Development Director to void the permit, however the typical approach being that of advising the applicant of any/all issues and providing them a period of time to rectify the situation, and if they do not comply then the USE PERMIT is terminated. *\*For the benefit of accuracy I would like to insure this is in fact the "ordinance" and the language in which was read by Michael Jenkins, without misunderstanding on my behalf. Thank you, SO*

**Chairperson Davis**, expresses concern in regards to noise levels, and how they are monitored. Davis felt that the Ranch is great neighbors to those nearing residents. Davis being firm in policy being developed, that addresses monitoring of noise levels. Also, expressing the positive attributes that the Ranch brings to the economy and community.

**Jenna Owens, Assistant Planner**, asked the Commission to consider notifying the Town and neighbors in advance to the use of the helicopter as a stipulation, so neighbors are aware they can come into the Planning and Zoning department to express any concerns. **Owens** reiterated the support residents have given to the Ranch Manager Shorty Graham, as she works diligently as an asset to the neighborhood, with concerns brought on by the Ranch such as noise.

**Commissioner Parish**, points out the use of helicopters for Emergency Medical advancements during events on an *as needed* basis.

**Chairperson Davis**, suggested the USE PERMIT have stipulations to the number of guests/ size of event and how many events per year the Ranch would hold. **Davis** suggested the following, rather than in perpetuity:

1-150 guests- unlimited number of events

150-300 guests- 10 events per year

300-500 guests- 5 events per year

500-750 guests- 2 events per year

750-1000 guests- 1 event per year

**Chairperson Davis**, is noted as not being in favor of 2500+ guests per year

**Michael Jenkins** suggests that 5 years go by quickly, and to put a time limit on 10 years vs. in perpetuity as the Commission has that option.

**Commissioner Hough**, stated Ranch Manager Shorty Graham, provided him a tour of the Ranch property and upon his tour it was clear to him that the Ranch is in fact a business, and operates so under specific permitting.

**Jenna Owens**, acknowledges during the 5 year period, under the existing USE PERMIT the Town has received zero recorded criticism of the Ranch. The Ranch was asked to list any event possibilities that they would be considering within a 5-10 year period for the new USE PERMIT. **Owens** understands the applicant may or may not move forward all events specifically listed.

**Deborah Allenbaugh Marketing Manager** for the Ranch spoke up and has been a part of the Ranch for the last 4 years. **Allenbaugh** found it to be easier to have a larger number of guests at one time as to several smaller events per year, with larger events being addressed efficiently with local Fire and Police, to insure adequate safety and compliance. In that time they have made several connections with smaller organizations such as the "Boys and Girls Club", to hold smaller events for youth. **Chairperson Davis**, asks for clarification on the quantity of attendees during events. **Allenbaugh**, provides examples of guests for events, and states it is hard to determine the capacity in which the Ranch can maintain due to the size of the Ranch. **Chairperson Davis** and **Allenbaugh** discussed the realm of using the USE PERMIT in perpetuity and the risk of losing the USE PERMIT, with larger events creating higher impacts on the neighborhood.

**Michael Jenkins**, understood **Bill Moore** to say for the Mobile Western Town that if not approved he (Mr. Moore) would at the least like to move forward

with "Cowboy Activities, Camp Fires, and Games", **Jenkins** asked for clarification from the Commission if Mr. Moore should fight for the Mobile Western Town in the event he (Mr. Moore) gains approval from the Yavapai County Flood Control, or if Mr. Moore should fall back to the "Cowboy Activities", rather than fight for the Mobile Western Town.

**Chairperson Davis**, stated they would like to see the Mobile Western Town, in the event the Ranch can overcome the hurdle with the Yavapai County Flood Control.

Applicant **Bill Moore**, stated if they could not obtain permitting through the Yavapai County Flood Control for the Mobile Western Town, they would default back to the proposed alternative

**Chairperson Davis**, expressed support of approval

**Michael Jenkins** Did not offer a recommendation on this issue since the P&Z ordinance requires the Commission and Council to find based on the possible impacts to the neighborhood.

**Commissioner Hisrich**, suggests proper definition of the request due to all the conditions discussed, and that the applicant work directly with staff to have better guidelines for the management of the USE PERMIT.

**Vice Chairman Norton, Commissioners Hough and Freeman** in agreeance with Commissioner Hisrich's suggestion felt there to be adequate time for the staff and applicant to work on the concerns.

**8. Adjournment**

On a Motion by **Commissioner Hisrich**, seconded by **Vice Chair Norton**, the meeting was adjourned at 8:57 PM, with all in favor to move all items not discussed/resolved to the May 1, 2014 meeting.

\_\_\_\_\_  
BJ Davis, Chairman

\_\_\_\_\_  
Planning & Zoning – Michael F. Jenkins

**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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 27<sup>th</sup> day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Stephanie Ostler, Recording Secretary





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

**Meeting Date: 05-01-2014 Planning & Zoning Commission**

- Consent Agenda       Decision Agenda       Executive Session Requested
- Presentation Only       Recommendation to Council

**Requesting Department: Community Development**

**Staff Resource/Contact Person: Jenna Owens – Asst. Planner**

**Agenda Title (be exact): Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Ramada & Recreation area, 12 Park Model Units, Spa and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.**

**List Attached Documents: Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Agency Comments, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Resolution 2004-597.**

**Estimated Presentation Time: 15 min.**

**Estimated Discussion Time: 15 min.**

**Reviews Completed by:**

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

**Finance Department**

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Exhibit B – Agenda Item Submission Form – Section II (Staff Report)**

**Town of Camp Verde Planning & Zoning Commission**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department: Community Development**

**Staff Resource/Contact Person: Jenna Owens – Asst. Planner**

**Background: The original Use Permit was approved by Council on July 1, 1993 for a period of 10 years. During this period Mr. & Mrs. Tulin purchased the property and continued the original Use Permit until 2004. In 2004 Council approved Use Permit 2004-597 for the owners to increase the number of RV spaces to 93 with 40 RV storage spaces. The property maintains a 50 foot wide greenbelt with a reduced portion to 25' along the south of the property line which has a natural tree line buffer. Customers are advised that the park is partially situated in a "100" year flood fringe which is stated on their registration card and under the Park Rules PURSUANT TO THE Yavapai County Flood Control Notice requirement.**

**The 2004 Use Permit had a 10 year time limit. Mr. & Mrs. Tulin have owned the property for 18 years and there have been no complaints on the property.**

**Current Uses of the property are:**

- 93 RV Spaces
- 40 RV Storage Spaces
- Office
- Restroom/Shower/Laundry building
- 5 Storage sheds
- Recreation area with Ramada
- Spa

**Proposed additional uses will include:**

- 10 RV Storage Spaces
- 12' X 20" Laundry/Utility building
- 12 Park Models to be placed within the existing 93 RV spaces

**The owners are requesting this proposed new Use Permit to be in perpetuity.**

**The following has been completed by the applicant and staff:**

- The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.  
The meeting was held February 2, 2014 at Zane Grey RV Park Ramada 4500 E. State Route 260 from 1:00 pm to 2:00 pm., a staff member was present. There were 4 neighbors who attended the meeting.

**The following is a summary of questions and answers of the attending neighbors:**

The neighbors inquired why the RV Park was getting a Use Permit and staff explained the processes of the Use Permit and the requirements of the applicant to hold a Neighborhood Meeting. There were no other comments by the neighbors who were guided on a tour of the facilities.

Ms. Sherry Scott who owns property within 300' of the Park called and expressed her support of the proposed Use Permit.

- Staff mailed 31 letters to properties within 300' of the subject parcel on April 10, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.

**Agencies were notified. The responses are as follows:**

**Town of Camp Verde Building Official –**

- Building Department has no comments or concerns, as it is agreed that any new building will be properly permitted and inspected and existing utility infrastructure is already in place.

**Town of Camp Verde Community Development Director-**

- Per Part Two, Section 203, item D. 3. C. of the Planning & Zoning Ordinance, Mobile/Manufactured Home & Recreational Vehicle Parks are allowed with an approved Use Permit. Staff is recommending approval of the submitted Use Permit in perpetuity.

**Town of Camp Verde Town Engineer –**

- No Comments.

**Camp Verde Fire District –**

No Comment

**Yavapai County Flood –**

- Parcel 404-13-006A, is entirely within the flood plain of Wet Clear Creek. The proposed location for sites on parcel 404-13—6B do not appear to be within a FEMA-designated flood plain as a result of LOMR Case 12-09-1430P. Any structures within the flood plain must comply with FEMA regulatory requirements. Park Models within the flood plain will be treated as the placement of a manufactured home. To be placed as a Single Family unit, it must:
  - Meet the elevation and anchoring requirements for manufactured homes, or
  - Be on the site for fewer than 180 consecutive days, or
  - Be fully licensed and ready for highway use. "Ready for highway use" means that it is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and has no permanently attached additions.

**Yavapai County Environmental Services –**

EU Comments:

- The Zane Grey RV Park currently has septic permitting on file allowing for up to 73 RV spaces. Additional RV spaces beyond this number will require installation of new septic systems or expansion of existing septic systems. Design flow for RV spaces is determined at 100 gallons per day (GPD) per RV space. Design flow for park model units would be at 250 GPD per unit. The proposed 12 additional park model spaces would require a septic system having a daily design flow of 3000 GPD. This can be split among smaller systems as needed. For instance, the applicant could install a 600 GPD system for every 2 park model spaces or a 1200 GPD system for every 4 park model spaces, etc.  
The addition of a laundry facility will require installation of a septic system equipped with a silt-grease interceptor placed in series. Design flow for self-service laundry facilities is determined at 50 GPD per wash cycle. Example: If the laundry facility is proposed to have 6 machines and it is estimated that there will be approximately 4 loads washed per day in each machine, the daily design flow for this facility would be 1200 gallons per day. The septic tank size required for this example system would be 2500 gallons and the silt-grease interceptor would need to have a capacity of approximately 1800 gallons. The amount of leach field required for this system would depend on the soil conditions (percolation rate). Design of this system should be estimated conservatively.

Installation of any new septic systems or expansion of any existing septic systems must comply with the requirements of Arizona Administrative Code R18-9-E323 as this property has a cumulative design flow of between 3000 and 24,000 GPD (Type 4.23 System). This includes control of total nitrogen discharge (R18-9-E323.A.4) and having an Arizona Registered Professional Engineer sign, date, and seal all design documents and performance assurance plans (R18-9-E323.B.2).

Installation of any new septic systems or expansion of any existing septic system will require on-site soil analysis for determination of sizing and suitable system types. This may be accomplished in one of two ways 1) An Arizona Registered Engineer, Geologist or Sanitarian can conduct the soil analysis and submit a signed, stamped and dated report to this office (subject to their fees), or 2) the applicant may have the necessary test holes excavated and a representative of this office will conduct a site visit to analyze the soil (fee of \$81.50).

Septic permit application fee for a Type 4.23 system is \$360.50 and is considered an alternate submittal. Alternate system submittal requirements and an Alternate System Application have been included as an attachment for the applicant.

Additional paperwork and information will be provided to the applicant at any time upon request. Please feel free to contact me directly with questions, comments, or concerns.

***Recommended Motion:***

***A Motion to recommend approval (or denial) to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Recreation Area with Ramada, 12 Park Model Units, Spa and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.***

# Use Permit Check List

Pre-Application Conference with staff and the Community Development Director was held prior to application submittal.

**\*Staff Report**

Will include summary of agency & citizen's comments, Traffic Impact Analysis or ADOT approval of site access (if applicable), Town requirements, Applicant's narrative as it addresses requirements for application and recommended stipulations if approved. (if any)

**\* Current Resolution for reference (if applicable)**

**\*Resolution (for Council Hears Planning & Zoning)**

Reviewed and approved by the Town Attorney (For Council Hears P & Z)

**\* Application including:**

1. **\*Directions to Property**

2. **\*Letter of Intent (Narrative)**

3. **\*Comments from the Town Attorney after review of the Resolution.**

4. **\*Consent or Approval letter from property owner (if applicable)**

5. **\*Public Participation, Neighborhood meeting, completed. Date: FEB. 08, 2014**

- **\*Affidavit of summary of meeting**
- **\*Statement of how the applicant addressed neighborhood concerns.**
- Copy of letter sent to neighbor's within 300'
- Posting of Property by applicant (photo)
- Affidavit attesting to notification of neighbors
- Sign in sheet

6. **\*Site Plan**

7. **\*Vicinity Map**

8. **\*Land Use Map**

9. **\*Zoning Map**

Legal Description

Advertising & Posting has been completed & meet State Law Requirements.

Off Premise Signs - ADOT outdoor advertising permit (if applicable) for commercial signage

Traffic Impact Analysis or ADOT approval of site access (if applicable)

**NOTE: \*Indicates included in packet.** All other items, not in bold lettering, are in the applicants folder and available for viewing upon request.

RESOLUTION 2004-597

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2004-04 FOR THE OPERATION OF A RV PARK CONTAINING 93 SPACES, 40 STORAGE SPACES, LAUNDRY, OFFICE AND RECREATION AREA ON PARCELS 404-13-006A AND 404-13-006B LOCATED AT 4500 E. HIGHWAY 260 FOR A PERIOD OF 10 YEARS.

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

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 2004-04 was filed by Gary and Jacque Tulin, owners of tax parcels 404-13-006A and 404-13-006B for the purpose of operating a RV Park with 93 spaces and 40 storage spaces for a period of 10 years.
  - B. The request was reviewed by the Planning and Zoning Commission on May 6, 2004 and by the Common Council on May 26, 2004 in public hearings that were advertised and posted according to state law.
  - C. The purpose of the Use Permit is to allow for the operation of a RV Park.
  - 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 UP 2004-04 for the purpose of operating the Zane Gray RV Park for a period of 10 years and the expansion of the park to include 93 space and 40 storage spaces with the following findings:

1. The project, as proposed, meets the requirements of the Residential Conditional Use - 2 acre minimum lot size: (RCU-2A) zoning on the property with the conditions contained in Exhibit A to this resolution.
2. The project, with the conditions contained in Exhibit A to this resolution, will be required to meet all requirements of the reviewing agencies responsible for approving this project or portions thereof.
3. The project, with the map as Exhibit B to have self-imposed buffer zones and the green belt with the widths of 50 feet on three property lines for Phase I, for Phase II the buffer will be reduced to 25' along the South property line to accommodate the protection of large trees.
4. The Park Rules with the conditions contain become Exhibit C.
5. The Notice to Park Visitor become Exhibit D and is to be signed by all parties that enter the park.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 26, 2004.

Mitch Dickinson  
Mitch Dickinson, Mayor

Date: May 27, 2004

Attest Virginia Jones  
~~Deborah Barber, Town Clerk~~

Virginia Jones, Deputy Clerk

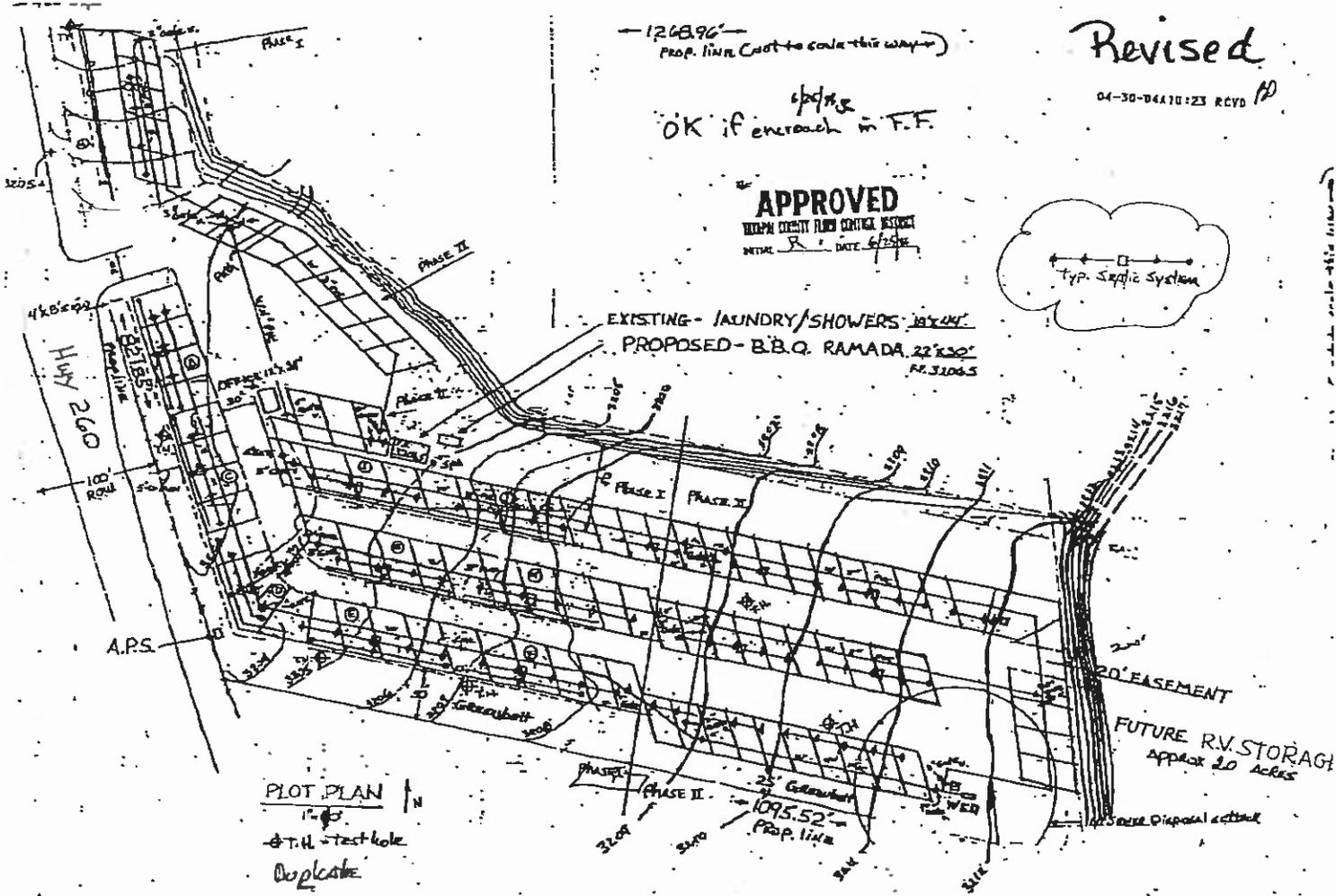
APPROVED AS TO FORM:

Julie Krieger  
Julie Krieger, Town Attorney

EXHIBIT A  
USE PERMIT 2004-04  
CONDITIONS OF APPROVAL

1. This Use Permit shall not be applied to any other property or operator and becomes null and void if the property is sold or assigned unless transferred through a staff review with the Camp Verde Community Development Department.
2. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Camp Verde Planning and Zoning Ordinance Section 108, inclusive, and any other applicable sections of the Planning and Zoning Ordinance unless otherwise specified.
3. Any violation of the conditions contained in this Use Permit is basis for revocation of the permit by the Camp Verde Town Council.
4. This permit is issued for a period of 10 years and is renewable. This renewal is subject to stand review procedure through the Planning Commission and the Town Council.
5. **Signs:** All requirements for new signs will be subject to the requirements of the Section 118 of P&Z Ordinance or any Section that addresses commercial signs.
6. **Parking:** Shall comply with requirements in Section 108 or any Section of the P&Z Ordinance that addresses parking.
7. **Lighting:** All lighting will be maintained in accordance with Section 120 or any Section of the P& Z Ordinance that regulates outdoor lighting to protect our dark skies.
8. The applicant will be required to comply with all State requirements for the operation of an RV Park.

EXHIBIT B  
RESOLUTION 2004 597  
USE PERMIT 2004-04



PLOT PLAN  
1" = 40'  
B.T.H. - test hole  
Duplicate

EXHIBIT C  
RESOLUTION 2004-597  
USE PERMIT 2004-04  
PARK RULES

NO GRILLS ON TABLES



**ZANE GREY  
RV PARK**

4500 E. Highway 260 • Camp Verde, AZ 86322  
Telephone: (520) 567-4320 or 1-800-235-0608

### PARK POLICIES

*ZANE GREY RV PARK is an adult park.*

#### REGISTRATION, FEES & SITES

- All guests register at the office upon arrival. If the office is closed, please register as soon as office is open.
  - Park rates are for two (2) persons per site.
  - All site fees are payable in advance.
  - Visitors register at the office and pay a fee of \$2.50 per night per person.
  - No refunds will be given on daily, weekly or monthly rentals.
  - No resident may sublet their site except with written permission from the management.
  - Sites will be assigned on a "space available" basis with consideration given to the size of the RV which will be occupying the site.
  - Parking is limited to two (2) primary vehicles per site (car, pickup). Boats and trailers, unmounted campers or canopies are not permitted. Motorcycles, mopeds, scooters and bicycles are permitted, but are not to obstruct parking or traffic flow areas.
  - RV's over 10 years old must be approved by park owner.
- Visitors under the age of 18 must be under supervision at all times while on park premises.

#### SPEED LIMITS & QUIET HOURS

- The speed limit in the Park is five (5) miles per hour.
- Quiet hours are from 10 PM until 8 AM.
  - Loud, disturbing noise (boom boxes, stereos, vehicles, etc.) is not permitted.
  - Generators are not to be used except in the event of a park power failure.
  - Motorcycle, motorbike or motor scooter riding is permitted only to/and from a resident's site.

#### TRASH DISPOSAL & LAUNDRY

- All trash must be sealed securely in plastic bags and deposited in the dumpsters provided.
- No laundry is permitted to be hung outdoors. No outside clotheslines are allowed.

## PETS

1. Pets will be admitted to the park at management's discretion.
  - a. Animals deemed "unfriendly," unruly, noisy or aggressive will not be allowed in the park.
  - b. Pets must be on a leash when outdoors.
  - c. Pets may not be chained outside and/or left unattended while owner is away.
  - d. Residents to "pick-up" after their pet and excrement disposed of properly in suitable trash bags. (Gloves and trash bags available at the office.)
  - e. Pet owners accept total responsibility for their pets.
  - f. Animals are not allowed on the grass areas.

## MISCELLANEOUS

1. Major auto repairs are prohibited. Minor work (replace plugs, air filters, etc.) is acceptable.
  - a. Washing vehicles at your site is not permitted.
  - b. No changing of oil or antifreeze.
2. Campfires are prohibited. Gas or charcoal barbecues may be used for outdoor cooking on the resident's site.
3. Awnings and enclosures (Patty O Rooms, etc.) must be color coordinated to match the RV and must be approved by management. No storage sheds or storage under the RV. RVs and all attached accessories must be kept in good repair.
4. Each resident/tenant shall maintain his/her site in a clean, orderly fashion. Lawn chairs and other outdoor furniture is acceptable. All other types of furniture, refrigerators, boxes, bottles or cans and other equipment are not permitted outside the unit on the site. Arrangements for the storage of these items must be made elsewhere.
5. Each resident, including any visitor, shall be liable for any damage to buildings, grounds or premises.
6. No private business may be conducted in the park without permission.
7. Excessively large or tall antennas are not permitted. TV antennas are to be attached to RV.
8. Existing park wiring or plumbing is not to be altered.
9. Outgoing mail may be placed in the box provided at the entrance to the park.
10. A pay phone for your convenience is located behind space 51. Office phone is for park use only. In case of an emergency we will gladly notify you. All other messages will be posted on board outside of the office.
11. Bird seed not to be placed or hung from trees in park over grassy areas.  
(Seeds that are not eaten create weeds on our grass.)

## SPECIAL NOTES

This park is partially situated in a "100 year flood fringe." By moving into the park, residents acknowledge that they are assuming whatever risks may be associated with this flood fringe. Please DO NOT drive through any of the sites even if they are unoccupied. Vehicles must stay on the road.

Management reserves the right to reject/refuse any person, pet, or RV.

These rules and regulations are subject to change and may be amended at management's discretion. All residents will be notified, in writing, of any changes.

CHECK OUT TIME IS 12 NOON

WELCOME! Please enjoy your stay at ZANE GREY RV PARK and COME BACK SOON!

EXHIBIT D  
RESOLUTION 2004-597  
USE PERMIT 2004-04

# ZANE GREY RV PARK REGISTRATION CARD

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State/Country \_\_\_\_\_ Zip: \_\_\_\_\_  
# of persons allowed \_\_\_\_\_ # of pets \_\_\_\_\_ (1 small pet)  
RV Type - (check one)  
Trvl Trv  5th Wheel  Motor  Other   
Tow Vehicle (Make Model): \_\_\_\_\_  
License #: \_\_\_\_\_ State: \_\_\_\_\_  
.....  
Personal Information  
How did you learn of our park?  GoodSam  Woodalls  
 Other  
Emergency Phone #: \_\_\_\_\_  
Signature: \_\_\_\_\_  
County Health Dept. Requires a sewer seal. I Acknowledge that Clear Creek is subject to flooding.

**For Office Use Only**

Date \_\_\_\_\_ Space # \_\_\_\_\_  
Arrvl \_\_\_\_\_ Depart \_\_\_\_\_  
Length of Stay \_\_\_\_\_  
Amount \_\_\_\_\_  
Cash  Chk  Trvl Chk   
(Credit Card - circle one)  
Visa  MC  DISCVR   
CC#: \_\_\_\_\_  
Expires on: \_\_\_\_\_  
Reservations (25% Deposit Req'd)  
From \_\_\_\_\_ To \_\_\_\_\_  
Space Assigned \_\_\_\_\_  
Reservation taken by \_\_\_\_\_  
Deposit Rec'd \$ \_\_\_\_\_



# Land Use Application Form

Project #: 20140078

CASE: 14-10

1. Application is made for:

- |   |   |                        |
|---|---|------------------------|
| Zoning Map Change                           | <input checked="" type="checkbox"/> Use Permit              | General Plan Amendment |
| Conceptual Plan Review                      | <input type="checkbox"/> Preliminary Plat                   | Final Plat             |
| PUD Zoning                                  | <input type="checkbox"/> Variance                           | Sign                   |
| Street Abandonment                          | <input type="checkbox"/> Minor Land Division                | Wireless Tower         |
| Appeal                                      | <input type="checkbox"/> Verification of Non-Conforming Use |                        |
| Site Plan Compatibility Review (Commercial) |   |                        |

Other: \_\_\_\_\_

2. Project Name: ZONE GREY R.V. PARK

Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name GARY & JACQUE TULIN Applicant Name \_\_\_\_\_

Address 4500 E Hwy 260 Address \_\_\_\_\_

City CAMP VERDE State AZ Zip 86322 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone 928-300-0451 Phone \_\_\_\_\_

E-mail \_\_\_\_\_ E-Mail \_\_\_\_\_

4. Property Description: Parcel Number 404-13-006B/404-13-006A Acres: 24

Address or Location 4500 E. Hwy 260

Existing Zoning: RR Existing Use: \_\_\_\_\_

Proposed Zoning \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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

USE PERMIT

6. Certification:

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

Owner: [Signature] Date 2-24-14 AND

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

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



## Directions to Property

Assessor's Parcel Number 404-13-006B/404-13-006A

Applicants Name GARY & JACQUE TULIN

Property Address 4500 E. Hwy 260

Directions To Property:

TRAVEL EAST FROM CAMP VERDE ON Hwy. 260,  
PASS mile post 227, .02 mile ON left.

# ZANE GREY RV PARK

February 24, 2014

Town of Camp Verde

Community Development

Camp Verde, Az. 86322

Re: Compliance to Use Permit

Zane Grey R.V. Park on resolution 2004-597 has been approved for 93 spaces. With 59 spaces presently being used, we will continue to complete a few spaces at a time as the infrastructure is already in place; 10 being added in 201 for a total of 69 spaces of the 93 approved.

Currently we are approved for 40 storage spaces and we have an office, restroom shower laundry building, 5 storage sheds and a recreation area.

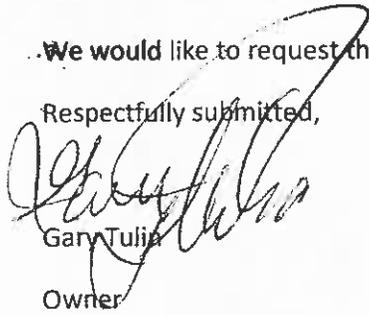
Our goal is to add 12 park models in the same space allotted for rvs as we have many requests; this also will be included in the current 93 approved spaces.

For the convenience of our customers we plan to add approximate 12 x 20 laundry/utility building. Any new building we do will have the appropriate building permits.

We would like to add 10 storage spaces in addition to the 40 currently approved.

We would like to request this use permit to be in perpetuity.

Respectfully submitted,



Gary Tulia

Owner

# ZANE GREY RV PARK

Parcel - 13 404-13-006B 1

Legal Description: Section:0013 Township:013 Range:05E  
Acres: 16.22 An irreg pcl the NE  
cor being 290'W of the NE cor NW4SE  
Sec 13-135E cont 16.22ac

Parcel - 13 404-13-006A 2

Legal Description: Section:13 Township:13 Range:5E  
Acres:8.35 An irreg pcl the NE cor  
being the NE cor NW4SE4 Sec 13-13-5E  
cont 8.35ac

# Affidavit

I GARY & JACQUE TULIN owner of parcel <sup>404-13-006A</sup> 404-13-006B have notified my neighbors within 300' of my residence, by sending letters on 2-1-14 to notify them of the neighborhood meeting that I conducted on the 8<sup>th</sup> day of FEB. 2014.

I posted my property with meeting date and time on the 8<sup>th</sup> day of FEB. 2014.

I GARY TULIN owner of parcel <sup>404-13-006A</sup> 404-13-006B have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 8<sup>th</sup> day of FEB. 2014.

Summary

Statement: FOUR PEOPLE IN ATTENDANCE, NO COMPLAINTS OR CONCERNS, ONE PHONE CALL OF SUPPORT FROM SHERRY SCOTT  
ph # 928-301-7758

If Summary statement is too long, attach a copy.

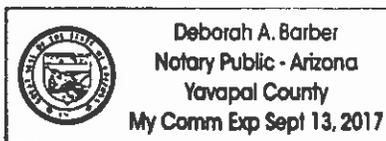
State of Arizona}

County of Yavapai}

Gary Tulin  
Signature of Document Signer No. 1

Jacque Tulin  
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 27 day of February 2014.



Deborah A. Barber  
Signature of Notary

2-8-14

**Neighborhood Meeting  
Sign in Sheet**

**PLEASE PRINT**

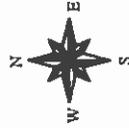
<b>Name</b>	<b>Address</b>	<b>E-Mail</b>
William Herbig	3643 misty Ln	_____
Jim + Ann Derrick	4681 E. Canyon	

# VICINITY MAP FOR ZANE GREY RV PARK

260 HWY

260 HWY

BIG VALLEY DR  
CANYON DR



1 Miles

0.5

0

0.5









Town of Camp Verde

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

**Meeting Date: 05-01-2014 Planning & Zoning Commission**

- Consent Agenda       Decision Agenda       Executive Session Requested
- Presentation Only       Recommendation to Council

**Requesting Department: Community Development**

**Staff Resource/Contact Person: Michael F. Jenkins – Community Development Director**

**Agenda Title (be exact): Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.**

**The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.**

**List Attached Documents: Application, : Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Agency Comments, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Resolution 2009-771.**

**Estimated Presentation Time: 20 min.**

**Estimated Discussion Time: 1 hour**

**Reviews Completed by:**

**Department Head:** \_\_\_\_\_  **Town Attorney Comments:**

**Finance Department**

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Exhibit B – Agenda Item Submission Form – Section II (Staff Report)**

**Town of Camp Verde Planning & Zoning Commission**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department: Community Development**

**Staff Resource/Contact Person: Michael F. Jenkins – Community Development Director**

**Contact Information: Michael F. Jenkins (928) 554-0051**

**Background: Parcel 403-17-006K is 64.75 acres and located at 2025 Reservation Loop Rd. and currently has existing buildings and facilities: arena, bunkhouse, guesthouse, ranch house, activity restroom facility, petting zoo, barn, gazebo, parking areas, baseball field, and covered equestrian arena.**

**Activities on the parcel per the current Use Permit are:**

- **Weddings**
- **Family Reunions**
- **Group Picnics**
- **Youth Retreats**
- **Horsemanship Clinics**
- **Equestrian Events Charitable & Civic Events**
- **Horse Motel with overnight stay availability for owners.**
- **Corporate, Youth, Spiritual & Governmental overnight retreats.**

**Proposed additional uses will include:**

- **Ice Skating, seasonal and possibly open to the public.**

**Mobile Western Town comprised of:**

- **Horseback Trails**
- **Pellet gun shooting gallery**
- **Cantina**
- **Pony Express Depot**
- **Cottonwood Gulch Jail**
- **Livery Stable**
- **Blacksmith Shop Pavilion**
- **Tree House (existing)**
- **Catering Trailer**
- **Mineshaft with Gold Panning**
- **Mobile Western Town (New Proposal to be added)**

In the event that the applicant is unable to proceed with the above referenced facilities due to floodway considerations or any reason whatsoever, the following basic activities may be substituted to occur in the area down by the river (with or without any new structures): A) campfire (subject to county/town burn restrictions, B) cowboy activities and games (such as trick roping, tomahawk

toss, horseshoes, gun spinning, etc.), c) an area to picnic or eat meals likely on picnic tables, and d) non-amplified entertainment (such as acoustic guitar, etc.)

- **Octagon building to be used as meeting facility, kitchen and outdoor assembly area.**
- **Proposed Helicopter Landing and Take-off Point was removed by the applicant.**

**Following is the proposed maximum amount of guests and events that would be considered per year for all events hosted by Jackpot Ranch (including charitable & civic events).**

**Maximum number of visitors on grounds at any one time:**

<b>1-49</b>	<b>unlimited</b>
<b>50-149</b>	<b>25</b>
<b>150-299</b>	<b>4</b>
<b>300-499</b>	<b>2</b>
<b>500-749</b>	<b>1</b>
<b>750-999</b>	<b>1</b>
<b>1000-1249</b>	<b>1</b>
<b>1250-1499</b>	<b>1</b>

**The applicant has revised his event table, as shown above, which proposes an unlimited number of events that hosts 1-49 visitors instead of the original proposal of 150 visitors.**

**The following applicant proposed and staff recommended stipulations are as follows:**

- **All Events are to end by 10:00 pm.**
- **Up to Six (6) large events (defined as 300 people or more) are allowed per year.**
- **Notification will be made to the neighbors, Community Development Department, Camp Verde Fire District and the Town Marshal's Office with the dates and times for any activity or event that will have more than 300 participants.**
- **The sound from amplified music must be minimized utilizing all of the following methods: A) Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.**
- **All building modifications must be permitted, completed and a Certificate of Occupancy issued by the Town before any of the approved activities may be conducted in new or modified facilities. A time limit to meet all compliance issues being 180 days or as determined by the Building Official as based on the owners progress of completion.**
- **As a condition of the Use Permit approval the Octagon building which has been converted from a single family residence to a meeting and reception area be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.**
- **As a condition of the Use Permit approval the garage which has been converted from a utility building into a commercial kitchen be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.**

- **As a condition** of the Use Permit approval the existing tree house be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- **For all events over 300 people or more, and Event Plan will be submitted to the Community Development Department, Camp Verde Fire district and the Town Marshal's Office. The Event Plan shall include, but not limited to, a detailed description of what precautions and actions will be followed for the specific event in order to address the following critical concerns: Event Hours, Traffic Flow, Parking, Noise, Dust Abatement, Trash Service in the event and in the neighborhood, Sanitation, Security, and Emergency Services.**

***This parking table will be utilized in determining appropriate parking for all events of 300 people or more.***

Daily Visitors to Ranch	Maximum Estimated # of Vehicles	On-site Parking (including 10 handicap)	Off-Site Parking	On-Site Temporary Parking	Shuttle Service
0-250	150	212	N/A	N/A	N/A
250-500	300	212	N/A	N/A	N/A
500-750	450	212	260 +/-	815	N/A
750-1000	600	212	260 +/-	815	Possible
1000-1250	750	212	260 +/-	815	Possible
1250-1499	900	212	260 +/-	815	Possible

***Parcel 403-18-107C is to the east and adjacent to 403-17-006K and is vacant land with no assigned physical address and is comprised of 4.94 acres.***

***Parcel 403-18-001H is 2.43 acres and located at 1879 W. Cimarron Dr. which is east and adjacent to parcel 403-18-107C and will have the following activities: meeting facility, kitchen and outdoor assembly area. (Octagon building & Kitchen)***

***Jackpot Ranch is utilizing open vacant farm field as additional on-site parking with an additional 815 parking spaces.***

**The following has been completed by the applicant and staff:**

- The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.  
The meeting was held March 18, 2014 at Jackpot Ranch located at 2050 Reservation Loop Rd. from 5:00 pm to 6:00 pm., a staff were staff members was present. There were 10 neighbors who attended the meeting.  
The following is a summary of questions and answers: See Summary Statement included in the packet pages, 1-6.
- 45 letters were mailed to properties within 300' of the subject parcel on March 13, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.

Agencies were notified. The responses are as follows:

Mr. Moore has address the Agency Concerns in the attached Summary Statement pages, 7 – 8.

Town of Camp Verde Building Official –

- As a condition of the Use Permit approval the Octagon building which has been converted from a single family residence to a meeting and reception area be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractor, including Registrar of Contractors license numbers who performed the conversion work.
- As a condition of the Use Permit approval the garage which has been converted from a utility building into a commercial kitchen be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.
- As a condition of the Use Permit approval the existing tree house be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- Building Department would recommend that a specific time limit be placed on the above three items. The buildings will not be issued a Certificate of Occupancy from the Building Department until the above three items are complete.
- A Soils report will be required for the Octagon building and the Commercial Kitchen building.
- As a condition of the Use Permit approval the proposed building for the Western Town be properly permitted prior to their construction and placement.
- Special inspections may be required and will be determined during the plan reviews.

Town of Camp Verde Community Development Director –

- Per Part Six, Section 601, Items C. a-c, of the Planning and Zoning Ordinance, the following criteria re provided guidelines in determining full approval, partial approval or denial of a proposed Use Permit:

C. Use Permit Approvals

Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses. The application for Use Permit approval is applicable to those uses that are specifically listed as "Uses and Structures Subject to Use Permit" in each Zoning Use District in Part Two Section 203.

1. Review and Approval

- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- b. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
  - 1) Any significant increase in vehicular or pedestrian traffic;
  - 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
  - 4) Compatibility with existing surrounding structures and uses; and
  - 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.
- c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.

Town of Camp Verde Town Engineer –

- Recommends approval of application.

Town of Camp Verde Marshal-

- Pellet Gun Shooting Gallery: No violation of Town Code prohibiting this type of activity, based on the description of the layout, supervision and location on the property. Town of Camp Verde Town Code 11-1-9 Discharge of Air or Spring weapons which States: "It is unlawful for any person to recklessly discharge any spring or air gun within the Town". The key here is "recklessly" so this code would not come into play reference the shooting gallery.

- **Charitable and Civic Events:** I found no Town Code prohibiting this type of activity, however, I did notice that there could be up to 2500 visitors at any given time. I did not read anything regarding alcohol being served. In the event alcohol is served, the "Special Event Permitting Process and Handbook" States:  
It is your responsibility to provide adequate security for your event. The Type and location of the event, presence of alcoholic beverages, crowd size, and other factors determine the amount and type of security that you are required to have.  
In conclusion, my only recommendation would be to consider off duty officers if alcohol is served at events. If alcohol is not served at the event, a substantial amount of visitors was anticipated, I would recommend either off duty officers or private security officers be hired to assist with traffic control and crowd control.

#### Camp Verde Fire District –

- The octagon building will be required to be issued a Certificate of Occupancy prior to commercial use.
- It is highly recommended that Jackpot Ranch acquire emergency medical service standby for events of 1,000 persons or more. Camp Verde Fire District reserves the right to require emergency medical service standby for certain events to be held on the property.

#### Yavapai County Flood –

- This project is impacted by the FEMA-designated floodplain and floodway of the Verde River. The proposed Western Town, Cottonwood Gulch, appears to be located fully within the floodway. The proposed structures in the floodway do not appear to meet the criteria for RV, or moveable structure (which would only be typically granted a temporary permit in any regard) and would therefore need to be permitted as permanent structures. All structures proposed within the floodway must meet Yavapai County floodway design and standards, which can be quite stringent. Elevation Certificated and/or development permits are required for all work within a regulated flood hazard area. The Flood Control District recommends that the applicant consider alternatives to the proposed work/construction within the floodway.

#### Yavapai County Environmental Services –

- Has no comment or concern.

#### Yavapai-Apache Nation-

- **Horseback trail rides:** The Nation wants to make clear that its Tribal Council has previously determined that the proposed horseback trail rides along the Verde River on Yavapai-Apache Reservation property will not be permitted. While Jackpot Ranch, in conjunction with Western Destinations, did submit a proposal to the Nation for trail rides, the Nation has rejected the proposal. The Nation respectfully requests that any reference to trail rides on the Nation's lands be removed from the permit application.
- **Helicopter landing and Take-off Point:** Jackpot Ranch proposed establishing a "Helicopter Landing and take-off point for periodic and limited use." The nation believes that establishing a helipad at Jackpot Ranch would produce excessive noise and result in a nuisance for surrounding residential property owners. The Nation has 151 residential home near Jackpot Ranch within the Middle Verde community. Any helicopter landings and take-offs at the Ranch, even beyond the 500 foot radius cited in the Permit Application, would produce high levels of noise throughout the day and would be disturbing to the community residents. A helipad in the middle of a residential community is simply not a compatible use and should not be permitted. The Nation requests that the proposed helipad be rejected by the Town of Camp Verde as an incompatible use.

#### Rainbow Acres-

- **Helicopter Pad:** Rainbow Acres does not object to a helipad being constructed so long as (a) the flight path does not come over Rainbow Acres property; (b) flights are limited to a reasonable number per month (at the neighborhood meeting on March 18, Jackpot's representatives indicated that they would be agreeable to two or three per month – Rainbow Acres would like to see a "hard" number in place); (c) flights to be restricted as to time of day (i.e., no sooner than 8 am and no later than 4 pm). The Jackpot Ranch representatives sufficiently answered our questions in this regard at the March 18<sup>th</sup> neighborhood meeting. We believe they would agree to the above.
- **Alcohol service-** We were satisfied with Shorty's response at the March 18<sup>th</sup> neighborhood meeting as to the requirements for certified bar tenders, security personnel, secured storage, etc. with regard to serving alcohol at Jackpot Ranch events.
- **10:00 pm curfew-** We were also satisfied that Jackpot would strictly adhere to a 10:00 pm curfew for all its events.
- With the comments above being given consideration, Rainbow Acres believes that Jackpot Ranch's application is a fair one and has no objection the Permit being issued.

**The Shuster Foundation requests conditional approval of the above uses for the entire 72.12 acres, and is requesting the Use Permit be in perpetuity.**

**Required findings by the Commission & Council per Part 6, Section 601, item C of the Planning & Zoning Ordinance:**

### **C. Use Permit Approvals**

Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses. The application for Use Permit approval is applicable to those uses that are specifically listed as "Uses and Structures Subject to Use Permit" in each Zoning Use District in Part Two Section 203.

#### **2. Review and Approval**

- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- d. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
  - 1) Any significant increase in vehicular or pedestrian traffic;
  - 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
  - 4) Compatibility with existing surrounding structures and uses; and
  - 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.
- e. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.
- f. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.

#### **Recommended Motion:**

**A Motion to recommend approval (or denial) to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch on the following parcels: 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.**

**The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel with overnight stay availability for owners, Corporate, Spiritual and Governmental overnight retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr. This Use Permit is in perpetuity. Any changes to these uses must come before the Planning & Zoning Commission and Town Council for approval.**

**The following stipulations are a part of this recommendation as follows:**

- All Events are to end by 10:00 pm.
- Up to Six (6) large events (defined as 300 people or more) are allowed per year.
- Notification will be made to the neighbors, Community Development Department, Camp Verde Fire District and the Town Marshal's Office with the dates and times for any activity or event that will have more than 300 participants.
- The sound from amplified music must be minimized utilizing all of the following methods: A) Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.
- All building modifications must be permitted, completed and a Certificate of Compliance issued by the Town before any of the approved activities may be conducted in new or modified facilities. A time limit to meet all compliance issues being 180 days or as determined by the Building Official as based on the owners progress of completion.
- As a condition of the Use Permit approval the Octagon building which has been converted from a single family residence to a meeting and reception area be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.
- As a condition of the Use Permit approval the garage which has been converted from a utility building into a commercial kitchen be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.
- As a condition of the Use Permit approval the existing tree house be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- For all events over 300 people or more, and Event Plan will be submitted to the Community Development Department, Camp Verde Fire district and the Town Marshal's Office. The Event Plan shall include, but not limited to, a detailed description of what precautions and actions will be followed for the specific event in order to address the following critical concerns: Event Hours, Traffic Flow, Parking, Noise, Dust Abatement, Trash Service in the event and in the neighborhood, Sanitation, Security, and Emergency Services

***This parking table will be utilized in determining appropriate parking for all events of 300 people or more.***

Daily Visitors to Ranch	Maximum Estimated # of Vehicles	On-site Parking (including 10 handicap)	Off-Site Parking	On-Site Temporary Parking	Shuttle Service
0-250	150	212	N/A	N/A	N/A
250-500	300	212	N/A	N/A	N/A
500-750	450	212	260 +/-	815	N/A
750-1000	600	212	260 +/-	815	Possible
1000-1250	750	212	260 +/-	815	Possible
1250-1499	900	212	260 +/-	815	Possible

- ***Mobile Western Town***

In the event that the applicant is unable to proceed with the above referenced facilities due to floodway considerations or any reason whatsoever, the following basic activities may be substituted to occur in the area down by the river (with or without any new structures): a) campfire subject to county/town burn restrictions, b) cowboy activities and games such as trick roping, tomahawk toss, horseshoes, gun spinning, etc., c) an area to picnic or eat meals likely on picnic tables, and d) non-amplified entertainment such as acoustic guitar, etc.



## RESOLUTION 2009-771

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2009-02, FOR PARCEL 403-17-006K TO ALLOW THE FOR THE FOLLOWING PRIVATE GROUP ACTIVITIES TO BE CONDUCTED ON THE 64.75 ACRES OF JACKPOT RANCH CURRENTLY ZONED RCU-2A:**

- 1. CORPORATE, SPIRITIAL AND GOVERNMENTAL RETREATS;**
- 2. HORSE MOTEL WITH BED & BREAKFAST AVAILABILITY FOR OWNERS;**
- 3. OTHER MISCELLANOUS GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY REUNIONS, GROUP PICNICS, YOUTH RETREATS, CHARITABLE & CIVIC EVENTS AND HORSEMANSHIP CLINICS.**

**THE LOCATION OF THE RANCH IS AT 2025 W. RESERVATION LOOP ROAD.**

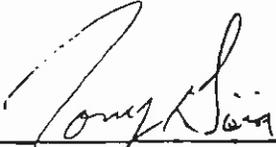
The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 2009-02 was filed by Mr. Bill Moore, agent, for Shuster Foundation, owners of Jackpot Ranch.
  - B. The request was reviewed by the Planning and Zoning Commission on May 7, 2009 and by the Common Council on May 27, 2009 in public hearings that were advertised and posted according to state law.
  - C. A neighborhood meeting was held April 21, 2009 by the applicant to provide for citizen review pursuant to ARS § 9-462.03 and as required by Town of Camp Verde Ordinance Section 113.
  - D. The purpose of the Use Permit is to allow the Jackpot Ranch to conduct various private group events as stated above on parcel 403-17-006K located on Reservation Loop Road.
  - E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the use covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally, and the use will be in conformity to the conditions, requirements and standards of the Town Code.

II. The Common Council of the Town of Camp Verde hereby approves UP 2009-02 for a period of five (5) years for the purpose of allowing Jackpot Ranch to conduct various private group activities on parcel 403-17-006K with the following stipulations:

1. All events are to end by 10:00 PM.
2. Four (4) large events of 300 people (maximum) are allowed per year with an unlimited amount of events allowed for 150 people or less.
3. Notification will be made to the neighbors, Community Development Department and the Marshal's Office with the dates and times for any activity or event that will have amplified sound or more than 200 participants.
4. The sound from amplified music must be minimized utilizing all of the following methods: A. Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.
5. The building for the proposed Horse Motel and 2<sup>nd</sup> story Bed & Breakfast accommodations for the owners must be modified to meet Commercial Group R1 (hotel) Building Code Standards and any other applicable regulations before the proposed use may be initiated.
6. A minimum of (4) handicap spaces must be provided for in the total parking areas with one of those spaces to be van accessible and each handicap parking space is to be marked with a handicap sign.
7. All nonconforming outdoor lighting is to be extinguished between 12AM and sunrise by an automatic shut off device per Section 120 L.2. of the Planning and Zoning Ordinance.
8. All building modifications must be permitted, completed and a Certificate of Compliance and Business License issued by the Town before any of the approved activities may be conducted in the modified facilities.
9. This permit will be for a period of five years and can be considered for renewal.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, ARIZONA ON May 27, 2009.

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

Date: 5/29/09

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

APPROVED AS TO FORM:

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

**CONFLICT OF INTEREST DISCLOSURE MEMORANDUM**

TO: *PLANNING & ZONING COMMISSION*  
FROM: *MICHAEL HOUGH*  
RE: CONFLICT OF INTEREST DISCLOSURE PURSUANT TO  
A.R.S. §§ 38-501 to -511

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1. Identify the decision, case investigation, or other matter in which you or your relative may have a "substantial interest" under A.R.S. §§ 38-501 to -511.

*Proposed zoning change for parcel 404-28-056*

2. Describe the "substantial interest" referred to above.

*OWNER of Property*

**Statement of Disqualification**

To avoid any possible conflict of interest under A.R.S. §§ 38-501 to -511, I will refrain from participating in any manner in the matter identified above.

2-11-14

Date

*Michael Hough*  
Signature



# Land Use

Project #: 20140060

## Application Form

CASE: 14-08

1. Application is made for:

- |   |   |                        |
|---|---|------------------------|
| Zoning Map Change                           | <input checked="" type="checkbox"/> Use Permit              | General Plan Amendment |
| Conceptual Plan Review                      | <input type="checkbox"/> Preliminary Plat                   | Final Plat             |
| PUD Zoning                                  | <input type="checkbox"/> Variance                           | Sign                   |
| Street Abandonment                          | <input type="checkbox"/> Minor Land Division                | Wireless Tower         |
| Appeal                                      | <input type="checkbox"/> Verification of Non-Conforming Use |                        |
| Site Plan Compatibility Review (Commercial) |   |                        |

Other: \_\_\_\_\_

2. Project Name: JACKPOT RANCH

Please print or type legibly

3. Contact Information: (a list of additional contacts may be attached)

Owner Name: SHUSTER FOUNDATION, LTD. Applicant Name: BILL MOORE  
 Address: 2200 N. CENTRAL, #205 Address: 2200 N. CENTRAL AVE, #205  
 City: PHOENIX State: AZ Zip: 85004 City: PHX State: AZ Zip: 85004  
 Phone: 602 252 1812 Phone: 602 677 5572 cell  
 E-mail: bmoorephx@aol.com E-Mail: bmoorephx@aol.com

4. Property Description: Parcel Number 403-17-006K Acres: 724/100 AC (3 parcels)  
403-18-001H + 107C  
 Address or Location: 2025 Reservation Loop Rd, 1879 Cmarion PRNE  
 Existing Zoning: RLU-2A Existing Use: horse motel, retreats + group activities  
 Proposed Zoning: RLU-2A Proposed Use: "see attached"

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

To add additional uses to existing uses.  
To add 1879 Cmarion to use permit

6. Certification:

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

Owner: San Shuster Date: \_\_\_\_\_ AND

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

Applicant: Bill Moore Date: 2/18/14



## Directions to Property

Assessor's Parcel Number 403-17-006 K / 403-18-001 H / 403-18-105

Applicants Name Garry J Shoster

Property Address 2025 Reservation Lp Rd, 1879 Cimmaron

Directions To Property:

**Physical Address:** 2025 Reservation Loop Road, Camp Verde, AZ 86322



**Directions:** From Phoenix, exit Northbound I-17 at Exit 289 in Camp Verde, head left (Northerly) on Middle Verde Rd for 1.1 miles, turn left on Verde River Ln, then 1st right onto Reservation Loop Rd. Follow this road for 1/4 mile to ranch.



Date: April 10, 2014

To: Town of Camp Verde  
Community Development Department  
473 S. Main Street, Ste 108  
Camp Verde, AZ 86322

From: Jackpot Ranch  
Corporate Office  
2200 N. Central Ave, Ste 205  
Phoenix, AZ 85004  
(602) 253-1812  
*(this document prepared by Bill Moore)*

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**REVISED**

**LETTER OF INTENT**

Use Permit #2009-771 Renewal  
2025 Reservation Loop Road, Camp Verde

Shuster Foundation, Ltd. desires to apply for a new Use Permit, to add two parcels immediately adjacent to Jackpot Ranch, effectively increasing the size and configuration of the Jackpot Ranch as follows:

64.5 acres +/-	403-17-006K	Existing Ranch Property
2.43 acres +/-	403-18-001H	Octagon Bldg & Kitchen
<u>4.94 acres +/-</u>	403-18-107C	Vacant Land
71.87 acres +/-	TOTAL	

The existing Use Permit 2009-771 approves the use of the 64.5 acre Jackpot Ranch for the following private group activities (1 thru 3) with certain stipulations as shown on the existing Use Permit 2009-771.

1. CORPORATE, SPIRITUAL AND GOVERNMENTAL OVERNIGHT RETREATS;
2. HORSE MOTEL WITH OVERNIGHT STAY AVAILABILITY FOR OWNERS;
3. MISCELLANEOUS GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY REUNIONS, GROUP PICNICS, YOUTH RETREATS, HORSEMANSHIP CLINICS, AND CHARITABLE & CIVIC EVENTS

In addition to obtaining a renewal of the formerly approved private group activities shown above, it is our desire to obtain approval to host/operate the following (ADDITIONAL) private group activities:

4. A MOBILE WESTERN TOWN (including the facilities and activities detailed later in this document);
5. OCTAGON BUILDING TO BE USED AS A MEETING FACILITY, KITCHEN AND OUTDOOR ASSEMBLY AREA.

As stated previously, Shuster Foundation hereby requests conditional approval of the following facilities and uses for the entire 71.87 acre, three (3) parcel property known as Jackpot Ranch:

1. CORPORATE, YOUTH, SPIRITUAL & GOVT RETREATS: Overnight retreats (mostly weekends) scheduled on a limited basis based upon seasonal weather and scheduling from other activities. Overnight groups are limited in size to approximately 30 participants due to the sleeping capacity of the existing facilities. Our detailed Use Application to be filled out by all group applicants enables us to screen and eliminate questionable activities and/or groups. Most activities of this type of event are quite passive – such as prayer walks, meditation, team building activities and meetings.
2. HORSE MOTEL WITH OVERNIGHT STAY AVAILABILITY FOR OWNERS: Primarily involves renting out our 2 bedroom Homestead House to travelers and making our pastures and/or existing horse stalls available for their horses. On rare occasion, a group of horse travelers may visit requiring usage of the 14 room bunkhouse for sleeping arrangements. Generally, this service involves no more than a few guests on the ranch at a time.
3. MISCELLANEOUS INDIVIDUAL AND GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY GATHERINGS, GROUP PICNICS, EQUESTRIAN EVENTS, CHARITABLE & CIVIC EVENTS AND ICE SKATING RINK:
  - A. WEDDINGS – The average wedding size hosted at the ranch is between 75 and 125 guests. Our weddings and receptions are held exclusively outdoors primarily on Saturday afternoons and evenings. Most of our outdoor facilities are located near the center of the property away from the neighbors. We have hosted approximately 15 weddings in the past few years with no problems reported. We would like to be able offer the Cimarron Octagon building as an alternative in the event of last minute inclement weather. Often, the wedding party and/or family and guests will rent the Bunkhouse for overnight stays during the wedding weekend.
  - B. FAMILY GATHERINGS – Various family groups and friends rent the overnight facilities at the ranch for a weekend or more and often use the ranch as a central location to visit the regional attractions. These groups are limited to approximately 40 participants due to availability of sleeping quarters.
  - C. GROUP PICNICS – Various groups and/or individuals may rent the ranch's outdoor facilities on a daily basis for varied sized picnics, birthday celebrations and other miscellaneous outdoor gatherings

- D. **EQUESTRIAN EVENTS** – Horsemanship Clinics and other equestrian related events may be scheduled on a periodic basis at the ranch and at the ranch's covered arena. Potential events include:
1. *Riding exhibitions* scheduled on a weekly (or bi-weekly basis during high season) basis which will include rotating entertainment; such as, Indian dancers, gun spinners, and bullwhip artists, etc. The riding exhibition will also include activities; such as, bull riding, barrel racing and mutton busting performed by professional riders.
  2. *Cowboy Classes* scheduled on a periodic basis which will include novice hands-on training from start to finish of the basics of horsemanship along with an opportunity to ride a horse in designated areas of the ranch
  3. *Horsemanship Clinics* which are potentially geared to more accomplished riders and could be multi-day training sessions.
- E. **CHARITABLE & CIVIC EVENTS** – These type of events have the potential to be larger events that are more likely to be held on a daily basis but also may occur over a series of days, such as a three day weekend. They would be characterized as events that are generally fund-raisers or events that are for the benefit of the community. Following is the proposed maximum amount of guests and events that would be considered per year for all events hosted by Jackpot Ranch (including charitable & civic events).

**EVENT TABLE**

MAXIMUM # OF VISITORS ON GROUNDS AT ANY ONE TIME	MAXIMUM FREQUENCY OF EVENTS PER YEAR
1-49	unlimited
50-149	25
150-299	4
300-499	2
500-749	1
750-999	1
1000-1249	1
1250-1499	1

The following table lists the available parking available to the ranch for various event sizes.

**PARKING TABLE**

DAILY VISITORS TO RANCH	MAXIMUM ESTIMATED # OF VEHICLES	ON-SITE PARKING (INCL 10 HANDICAP)	OFF-SITE PARKING	ON-SITE TEMPORARY PARKING	SHUTTLE SERVICE
0 – 250	150	212	N/A	N/A	N/A
250 – 500	300	212	N/A	N/A	N/A
500 – 750	450	212	260 +/-	815	N/A
750 – 1000	600	212	260 +/-	815	POSSIBLE
1000 – 1250	750	212	260 +/-	815	POSSIBLE
1250 – 1500	900	212	260 +/-	815	POSSIBLE

Service will be provided to shuttle handicapped individuals from off-site and temporary pasture parking to event locations.

4. **A MOBILE WESTERN TOWN:** A mobile western town (“Cottonwood Gulch”) will be setup at the southern end of the property near the Verde River. The western town will consist of structures that will be similar to movie set style buildings with false fronts. The structures will either be mounted on trailers or capable of being removed within a matter of hours. The following structures and/or activities are planned for the western town:
  - A. *Horseback trail rides* on tribal land along the Verde River (subject to approval from the Yavapai Apache Nation)
  - B. *A pellet gun shooting gallery* that will be approximately 45’ in length by 16’ wide and will be used to offer guests an opportunity to experience a taste of the West. The pellet guns to be used are extremely quiet and neighbor friendly. The gallery will be properly supervised by staff and will be offered only to our private guests. The outside walls will likely be constructed of 8” x 8” railroad ties. Two layers of straw bales also line the backstop and sides of the catch area. Open roof is designed with deflection plates to force any rounds not hitting targets back to the ground. Catch area is also surrounded by a natural berm and range is below grade on catch end, creating a very safe and quiet environment.
  - C. *Cantina* will be designed as an open meeting place. The Cantina will resemble an early 1900’s Spanish style hacienda that the roof has come off over time. The cantina will have a 40’ x 20’ courtyard out front. The walls of the Cantina are constructed of concrete footers with 10’ foam walls. The concrete footer will be relieved to allow water to pass through without restriction.
  - D. *Pony Express Depot* will be an approximate 16’ long x 10’ high false front façade that hides some cowboy games and creates a safe backstop for activities such as a tomahawk toss and horseshoe hang. The wall will be created in sections and mounted to posts and will have the ability to be taken down and moved quickly.
  - E. *Cottonwood Gulch Jail* will be a three sided façade offering guests a photo opportunity by allowing them to go around to the open backside and stick their heads through a bungee bar window or do a full length picture in front of the jailhouse. It will also have the ability to be taken down and moved quickly.

- F. *Livery Stable* is an approximately 20' x 12' single-sided façade and is a visual backdrop to compliment entertainers; such as, trick roper, bullwhip artist, and gun spinner. It serves as a photo opportunity and will be constructed of recycle barn wood. The wall will be created in sections and mounted to posts and will have the ability to be taken down and moved quickly.
- G. *Blacksmith Shop* is an approximate 8' x 8' structure immediately next to the Livery but not attached. Construction will be pressure treated lumber posts for roof supports and corrugated metal for two walls surrounding the forge and chimney with spark arrestor. Other two walls are open. On occasion this will be hosted by a working blacksmith to entertain guests. Fire is enclosed in a forge pit constructed of natural rock and a metal fire box.
- H. *Pavilion* will be an open sided single pitch roof structure approximately 20' x 30' that will utilize large pipe roof supports and uprights and a wooden plank floor. It will offer protection from the elements for varied uses; such as a small gathering place or as a picnic or dining area.
- I. *Existing Tree House* is a multi-level platform that will be made available to guests for recreation and sight-seeing.
- J. *Tack Shed* will be a small pre-constructed portable building used to store horse tack and supplies such as shoes, etc. It will be made of wood and purchased locally. It will be easy to empty and move if needed.
- K. *Catering Trailer* will serve as our Cowboy Kitchen serving meals to guests.
- L. *Restrooms* – the existing bathroom will be available along with a potential mobile bathroom trailer fully self enclosed.
- M. *Mineshaft with gold panning* will offer guests an opportunity to venture into an old shaft as it starts at ground level and gradually takes you below grade. Interior walls are exposed beams and form resembling rocky mine walls. Guests can only enter about 8 feet before experiencing the Great Cave-In of 1912.

In the event that applicant is unable to proceed with the above referenced facilities due to floodway considerations or any reason whatsoever, applicant requests approval of the following basic activities to occur in the area down by the river (with or without any new structures): a) campfire (subject to county/town burn restrictions, b) cowboy activities and games (such as trick roping, tomahawk toss, horseshoes, gun spinning, etc.), c) an area to picnic or eat meals likely on picnic tables, and d) non-amplified entertainment (such as acoustic guitar, etc.)

5. OCTAGON BUILDING TO BE USED AS A MEETING FACILITY, KITCHEN AND OUTDOOR ASSEMBLY AREA: The former two-story residence will be transformed to a meeting and reception area with a kitchen in the former garage. The name "Conference Center" is somewhat of a misnomer, since a conference center implies very large groups. It is our intent to make the building available for meetings of not more than 120 people and the outdoor reception area available for gatherings of not more than 200 people. There will be NO offsite parking in the neighborhood. All parking will be limited to existing parking facilities at the ranch. All sound, noise & hours of use restrictions of our current use permit will be strictly followed. The property may also be used as an accessory or complementary structure in conjunction with other approved uses.

Restroom/Sanitary Facilities - In addition to existing/permanent restroom facilities, additional portable toilets will be provided at the rate of one per 50 expected guests for all events with expected attendance of more than 150 guests.

Applicant submits this Letter of Intent with the suggestion of being subject to the following stipulations which were on the original Use Permit with the exception of changes to number 2 & 3 and the addition of number 6 below:

- (1) All events are to end by 10:00pm.
- (2) Up to Six (6) large events (defined as 300 people or more) are allowed per year.
- (3) Notification will be made to the neighbors, Community Development Department, Camp Verde Fire District and the Town Marshal's Office with the dates and times for any activity or event that will have more than 300 participants.
- (4) The sound from amplified music must be minimized utilizing all of the following methods: A. Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.
- (5) All building modifications must be permitted, completed and a Certificate of Compliance issued by the Town before any of the approved activities may be conducted in new or modified facilities.
- (6) For all events over 300 people or more, an Event Plan will be submitted to the Community Development Department, Camp Verde Fire District and the Town Marshall's Office. The Event Plan shall include, but not be limited to, a detailed description of what precautions and actions will be followed for the specific event in order to address the following critical concerns: Event Hours, Traffic Flow, Parking, Noise, Trash Service in the event and in the neighborhood, Sanitation, Security, and Emergency Services.



**TOWN OF CAMP VERDE**  
 Community Development Department  
 473 S. Main Street, Suite 108  
 Camp Verde, AZ 86322  
 (928) 554-0050 • Fax (928) 567-7401  
 Website: www.campverde.az.gov

*Designation of Agent  
 Property Development*

Parcel Number: 403-17-0066 403-18-01H4-107C Date: 2/18/14  
 Owner: Shuster Foundation  
 Address: 2200 N. Central Ave, Ste 205, Phoenix AZ 85004  
 Phone: ( ) 602 253-1812 E-mail: bjmooreplx@qol.com

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 Bill Moore  
 \_\_\_\_\_, whose address is: 2200 N. Central Ave # 205, Phoenix AZ 85004

as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to 1/1/15, 200\_\_, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

SHUSTER FOUNDATION, LTD,  
 AN ARIZONA CORPORATION

Garry Shuster, Owners (s)  
 GARRY SHUSTER, President

# Affidavit

BILL MOORE,

403-18-001H  
403-18-107K  
403-17-006K

I authorized rep owner of parcel 403-17-006K have notified my neighbors within 300' of my residence, by sending letters on 2/25/14 to notify them of the neighborhood meeting that I conducted on the 18 day of MARCH 2014.

I posted my property with meeting date and time on the 27 day of FEBRUARY 2014.

I BILL MOORE rep owner of parcel (see above) have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 18 day of MARCH 2014.

Summary Statement: \_\_\_\_\_

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

If Summary statement is too long, attach a copy. ✓

State of Arizona}

County of Yavapai}

[Signature]  
Signature of Document Signer No. 1

\_\_\_\_\_  
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 21<sup>ST</sup> day of MARCH 2014

[Signature]  
Signature of Notary





## SUMMARY STATEMENT

### USE PERMIT – NEIGHBORHOOD MEETING

#### Notification to Affected Parties

A meeting was scheduled for 5:00 pm at the Jackpot Ranch located at 2025 Reservation Loop Road, Camp Verde, AZ 86322 on Tuesday, March 18, 2014.

A "Notice of Public Meeting", attached hereto as Exhibit "A" was prepared and distributed in the following manner. 24" x 36" notices were posted on 2/27/14 at the main entrance to the ranch and in front of the property located on Cimarron Drive. Pictures of the Notice have been submitted previously to the Town of Camp Verde. The notice was also mailed on February 25, 2014 and subsequently remailed a couple days later (due to an error found in notice) to all property owners within 300' of the subject property in accordance with the latest available tax records (said mailing list provided by Town of Camp Verde staff – thank you).

#### Neighborhood Meeting

Representatives of Applicant present at meeting:

Bill Moore, as authorized representative of Shuster Foundation; Shortie Graham, Ranch Manager; Debra Allenbaugh; and Mike Brown and Tim McDowell of Western Destinations

Jenna Owens and Mike Jenkins of the Town of Camp Verde were also in attendance.

All guests (a total of 10 were asked to sign the Guest List, attached hereto as Exhibit "B").

Jenna Owens started the meeting off with an explanation of the purpose of the meeting. Bill Moore verbally provided a brief summary of the ranch and its current Use Permit Status. Poster boards were placed around the meeting area with various pictures and a summary of the ranch's existing and new (applied for) activities. Mr. Moore presented a brief summary of the applied for activities. At several points during the entire presentation, Mr. Moore indicated to the attendees that the meeting was not being recorded and that no notes were being taken. It was made absolutely clear that if anyone had input/questions/concerns that they wanted on the record and to be forward on to the Town of Camp Verde there was a stack of Comment/Question sheets that they were required to submit. At the intended end of the presentation, the original expectation was to allow the attendees to mill around the poster boards and ask questions of the ranch representatives in attendance. However, it was clear that the attendees preferred

to have an open session of question & answer for all in attendance, so that they could all hear their neighbors concerns and questions and at the same time hear the responses from the Ranch representatives. Approximately 20 minutes was spent answering various questions about ranch operations and addressing concerns brought up by neighbors. This was followed by a time when many of the guests milled around looked at the posters and talked to many of the Jackpot Ranch representatives.

### **Public Feedback**

Only two Comment/Question forms were submitted at the meeting, which are enclosed herewith.

Linda Prince indicated that she had general concerns about noise, traffic, smell & (decreased) property value. She indicated that her questions and had been answered giving her a clearer view of the proposed changes. She further indicates that she is still concerned about large events and helicopter access.

Mike Kowalski of Rainbow Acres indicated that he had concerns about 1) the frequency (days, times, number per day, etc) that any helicopter will be landing and taking off, 2) is alcohol served?, and 3) is the 10pm curfew strictly enforced. He indicated that he was pleased with the responses to each question. Mike Brown explained that the ranch is able to instruct the pilots to follow a flight path which affects the least neighbors, that the pilots can change the angle of the props to substantially reduce the noise, and that the vast majority of any landings/takeoffs would be mid to late afternoon. Shortie Graham and Bill Moore explained that alcohol is consumed at certain events subject to liquor license requirements, along with the many restrictions of how the alcohol is distributed and supervised. Shortie Graham confirmed that the 10pm sound curfew is strictly enforced.

It is possible, that affected parties that were unable to attend the meeting may contact Bill Moore by phone subsequent to the preparation of this report and prior to the P&Z Commission meeting. Any concerns that are presented to Mr. Moore will be forwarded to the Town of Camp Verde staf prior to the P&Z meeting and/or presented to the commission at the P&Z meeting.

Dated this 20<sup>th</sup> day of March, 2014

---

Bill Moore, Authorized Representative

**Comment/Question:** noise - Concern about  
noise, traffic, impact to property values.

**Response from JR Representative:** \_\_\_\_\_  
All of questions were addressed giving me a clear  
view of the proposed changes

**Additional Comments:** STILL CONCERNED ABOUT  
LARGE EVENTS & HELICOPTER ACCESS.

**Submitted by:**  
Linda Prince  
**Signature**  
LINDA PRINCE  
**Printed Name**  
300-9030  
**Contact Info**  
3-18-11  
**Date**

**Comment/Question:** Frequency (Days, times,  
Number per day, etc.) that any heliports will  
be landing and taking off  
 - Alcohol served?  
 - 10 pm curfew strictly enforced?

**Response from JR Representative:** \_\_\_\_\_

I am pleased w/ their responses to each issue.  
 - Flight path / frequency / afternoon times  
 - Alcohol under control  
 - Curfew starts @ 9:45 pm.

**Additional Comments:** \_\_\_\_\_

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

**Submitted by:**



**Signature**  
Mike Kowalski

**Printed Name**  
921-567-5231

**Contact Info**  
3/18/14

**Date**

## EXHIBIT "A"

REVISED NOTICE – PLEASE NOTE CORRECT ADDRESS IN RED BELOW

# NOTICE OF PUBLIC MEETING

- Date:** Tuesday, March 18, 2014 at 5:00 pm
- Location:** Jackpot Ranch (at Bunkhouse – first large green building as you enter)  
2025 Reservation Loop Road  
Camp Verde, AZ 86322 (Use the furthest west gated entrance)
- Purpose:** Provide a venue for neighbors and area residents to discuss and exchange information regarding plans of the Jackpot Ranch to renew and expand it's Use Permit with the Town of Camp Verde.
- Summary:** Shuster Foundation, Ltd., on behalf of the Jackpot Ranch has submitted an application to the Town of Camp Verde for a USE PERMIT. The Use Permit request includes the following:
- 1) **ADD TWO PARCELS TO JACKPOT RANCH** – Add 1879 W. Cimarron Drive (403-18-001H 2.43ac and 403-18-107C 4.94ac) to existing ranch.
  - 2) **CORPORATE, YOUTH, SPIRITUAL & GOVT RETREATS**
  - 3) **HORSE MOTEL W/ OVERNIGHT STAY AVAILABILITY FOR HORSE OWNERS**
  - 4) **MISC INDIVIDUAL AND GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY GATHERINGS, GROUP PICNICS, EQUESTRIAN EVENTS, AND CHARITABLE CIVIC EVENTS**
  - 5) **MOBILE WESTERN TOWN** – A western town constructed at southern end of property with movie set style buildings with false fronts and request for activities; such as trail rides, pellet gun shooting gallery, cantina, cowboy games, jail for photo ops, blacksmith, livery stable used for entertainers, pavilion, treehouse, tack shed, catering trailer, restroom trailer, mineshaft with gold panning.
  - 6) **OCTAGON BUILDING TO BE USED AS A MEETING FACILITY, KITCHEN AND OUTDOOR ASSEMBLY AREA**
  - 7) **HELICOPTER LANDING AND TAKE-OFF POINT** – In the large front grassy area near the pond for occasional use by helicopter tour company.

All interested individuals are welcome to attend. Representatives of the Jackpot Ranch will be available to more thoroughly present the proposed uses and will also be available to address any questions or concerns. The results and comments from this meeting will be relayed to the Town of Camp Verde.

If you are unable to attend the meeting and have questions or comments that you would like on the record, you may contact Bill Moore of Jackpot Ranch at (602) 253-1812 or at bmoorephx@aol.com.

Refreshments will be served.

EXHIBIT "B"

Neighborhood Meeting  
@ Jack's Ranch  
on 8/18/11

NAME	ADDRESS OR CONTACT INFO
SKA Gals	1270 Commercial Street, Suite 100
...	...
...	...
...	...
...	...
Mike Kowalski	... (Rainbow Ave)
...	...
...	...
...	...

at jst: 11/12/12 49604604

**EXHIBIT "C"****Applicant's Response to Critical Issues raised by comments sent to the Town of Camp Verde and some issues raised at the meeting:**

- 1) Helicopter Landings/Takeoffs – We understand that there is fear from the neighbors regarding the disruption from frequent helicopter landings at the ranch. Since the time of our application, we are now aware of helicopter tour flights at the Cliff Castle Casino. It is our current intention to use that as our primary helicopter tour source. In spite of this, we would still like to seek permission for extremely limited helicopter landings and takeoffs at the ranch. We would like the possibility on rare occasions to land perhaps a police, fire or military helicopter as part of an event, or in an instance to accommodate and/or impress a VIP or VIP small group. We would like to propose a cap of 12 landings per year.
- 2) Horseback trail rides on tribal land – The Yavapai Apache Nation has rejected our proposal to allow horseback trail rides on reservation property along the Verde River, which we understand and will honor. However, we still seek approval to host and/or organize regional trail rides in the region on lands designated and approved for such use. We would also not want to close the door entirely on the possibility of future horseback rides along the Verde River, in the event that such permission could be obtained in the future, either through a partnership or through paying for horse services to the tribe or it's authorized agents in the future. Times, situations, leaders, needs, desires change over the years and if a door re-opens in the future we would like the opportunity to pursue trail rides along the river or on tribal land.
- 3) Security at events – In the event of alcohol service at an event, we are aware of the requirement to obtain approval of a Security Plan from the Marshall and we agree to abide by said requirements.
- 4) Comments and Conditions from Robert Foreman in Memo dated 3/3/14 – We understand and agree to the conditions as proposed by Mr. Foreman. However, we would request that if any time limits are placed that they be reasonable and provide enough time to complete the projects. Delays and problems inevitably occur and we do not have unlimited individuals and resources tackle too many projects on too many fronts.

- 5) Floodway concerns – The Yavapai County Hydrologist has indicated that the mobile western town appears to be located within the Verde River floodway. We understand that significant hurdles and approvals must be obtained. We agree to go through the process to seek approvals, which may involve changes to the shape and nature of the proposed structures and activities. It also may involve moving some or all of the structures outside of the floodway. It may involve us scrapping all plans for any structures as requested due to cost or governmental restrictions. In spite of this, we would still like to obtain approval for the structures and activities as submitted in our application. However, if we have to essentially scrap our current plans, we would seek (at a minimum) approval for the following basic activities to occur area down by the river (with or without any new structures): a) campfire (subject to county/town burn restrictions, b) cowboy activities and games, c) an area to picnic or eat meals likely on picnic tables, and d) non-amplified entertainment (i.e. acoustic guitar).
- 6) Noise from events – We do expect that on limited occasions there will be sound that carries into the surrounding neighborhood. However, we will attempt mitigate the disturbances to neighbors by aiming speakers away from neighboring residences, perform decibel monitoring and following all required sound curfews.

# TOWN OF CAMP VERDE



## Memorandum

---

**To: Mike Jenkins, Community Development Director**

**Cc: Kendall Welch, Permit Technician**

**Kristi Gagnon, Camp Verde Fire Marshal**

**Jenna Owens, Assistant Planner**

**From: Robert Foreman, Building Official**

**Date: March 3, 2014**

**Re: Development Review (Use Permit) Jackpot Ranch, Project #20140060**

---

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

- As a condition of the use permit approval the Octagon building which has been converted from a single family residence to a meeting and reception area be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed., along with a list of all contractors, including Register of Contractors license numbers who performed the conversion work.
- As a condition of the use permit approval the garage which has been converted from a utility building into a commercial kitchen be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Register of Contractors license numbers who performed the conversion work.
- As a condition of the use permit approval the existing tree house be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- Building Department would recommend that a specific time limit be placed on the above three items. The buildings will not be issued a Certificate of Occupancy from the Building Department until the above three items are completed.
- A soils report will be required for the Octagon building and the commercial kitchen building.
- As a condition of the use permit approval the proposed buildings for the Western Town be properly permitted prior to their construction and placement.

- Special inspections may be required and will be determined during the plan reviews.



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

## Jenna Owens

---

**From:** Ron Long  
**Sent:** Saturday, March 08, 2014 10:08 AM  
**To:** Jenna Owens  
**Cc:** Mike Jenkins  
**Subject:** PW Engineering Comments for Jackpot Ranch Use Permit Application.

I have reviewed the application for Use Permit 20140060 for the Jackpot Ranch; submitted by Bill Moore for the Shuster Foundation on Parcels 403-17-006K, 403-18-001H, & 403-18-107C, and have the following minor comment.

### Comments

1. The applicants total acreage calculation of 71.87 acres is incorrect; according to Yavapai County GIS; Parcel 403-17-006K is 64.75 acres not 64.5 as shown in the applicant's Letter of Intent that accompanied the application form.

The applicants math error is minor and has been correctly noted by staff in the Project Description, therefore I recommend approval of this application.

Ron Long, P.E.  
Public Works Director  
Town of Camp Verde  
395 S. Main Street  
Camp Verde, AZ 86322  
Office: (928) 554-0821  
Ron.Long@campverde.az.gov

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

Please consider our environment before printing this email. 



## Town of Camp Verde Memorandum

---

**To:** Jenna Owens, Assistant Planner  
**From:** Nancy Gardner, Town Marshal  
**Date:** March 17, 2014  
**Re:** Application Review Project 20140060

---

I have reviewed the application for the proposed additional use of the 72.12 acre parcel for Jack Pot Ranch. The only areas I felt it necessary to address pertain to:

**Pellet Gun Shooting Gallery:** I found no violation of town code prohibiting this type of activity, based on the description of the layout, supervision and location on the property.

*Town of Camp Verde Town Code 11-1-9 Discharge of Air or Spring weapons which states: "It is unlawful for any person to recklessly discharge any spring or air gun within the Town". Maybe the key here is "recklessly" so this code would not come into play reference the shooting gallery.*

**Charitable and Civic Events:** I found no town code prohibiting this type of activity, however, I did notice that there could be up to 2500 visitors at a given time. I did not read anything regarding alcohol being served. In the event alcohol is served, The "Special Event Permitting Process and Handbook" states:

*It is your responsibility to provide adequate security for your event. The type and location of the event, presence of alcoholic beverages, crowd size, and other factors determine the amount and type of security that you are required to have. If your event is held on Town property and it includes the sale and consumption of alcohol, CVMO officers must be present during the hours that alcohol is served. CVMO will review your application and determine the number of officers that are required. The Town will provide CVMO Officers at no cost to the promoter for the following events only: Fort Verde Days, Corn Crawdad Festival, and the Pecan, Wine and Antique Festival. All other events that are held within the Town limits and that sell and/or consume alcohol require off-duty officers or a Security Plan that has been approved by the Marshal. The promoter must pay the fees for the off-duty officers at least 30 days in advance of the event. Off-duty officer fees are \$50.00 per hour, with a minimum of two officers per event.*

In conclusion, my only recommendation would be to consider off duty officers if alcohol is served at events. If alcohol is not served at the event yet, a substantial amount of visitors was anticipated I would recommend either off duty officers or a private security officers be hired to assist with traffic control and crowd control.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Gardner". The signature is cursive and somewhat stylized.

Nancy Gardner  
Town Marshal  
(928) 554-8301

## Camp Verde Fire District

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

Phone: 928.567.9401  
Fax: 928.567.2444  
www.campverdefire.org



March 19, 2014

### USE PERMIT APPLICATION COMMENTS

*This review is based on: 2003 International Fire Code and 2006 International Building Code.*

#### PROJECT

**JACKPOT RANCH USE PERMIT  
2025 RESERVATION LOOP RD.  
CAMP VERDE, AZ 86322**

#### CONTACT

**BILL MOORE  
602-677-5572**

1. The octagon building will be required to be issued a Certificate of Occupancy prior to commercial use.
2. It is highly recommended that Jackpot Ranch acquire emergency medical service standby for events of 1,000 persons or more. Camp Verde Fire District reserves the right to require emergency medical service standby for certain events to be held on the property.

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

Please feel free to contact me at (928) 567-940 ext 105, should you have any questions.

Sincerely,

Kristi Gagnon  
Fire Marshal

## Jenna Owens

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**From:** Vickie Lewis <Vickie.Lewis@yavapai.us>  
**Sent:** Monday, March 03, 2014 3:59 PM  
**To:** Jenna Owens  
**Subject:** RE: Project 20140060 Use Permit

Jenna,  
Yavapai County Flood Control comments are:

This project is impacted by the FEMA-designated floodplain and floodway of the Verde River. The proposed Western town, Cottonwood Gulch, appears to be located fully within the floodway. The proposed structures in the floodway do not appear to meet the criteria for an RV, or moveable structure (which would only be typically granted a temporary permit in any regard) and would therefore need to be permitted as permanent structures. All structures proposed within the floodway must meet Yavapai County floodway design and standards, which can be quite stringent. Elevation Certificates and/or development permits are required for all work within a regulated flood hazard area. The Flood Control District recommends that the applicant consider alternatives to the proposed work/construction within the floodway.

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

**From:** Jenna Owens [mailto:Jenna.Owens@campverde.az.gov]  
**Sent:** Monday, March 03, 2014 1:05 PM  
**To:** Vickie Lewis  
**Subject:** RE: Project 20140060 Use Permit

Hi Vickie,  
I enjoyed talking to you and please feel free to call me anytime should you have any questions on my projects. Have a great rest of the day! Jenna

**From:** Vickie Lewis [mailto:Vickie.Lewis@yavapai.us]  
**Sent:** Monday, March 03, 2014 11:58 AM  
**To:** Jenna Owens  
**Subject:** Project 20140060 Use Permit

Good morning, Jenna  
This project will involve comments and probably my attendance at any meetings. Are you planning any Pre-Code meeting prior to the Planning & Zoning Commission Meeting on April 3? Approximately 1/2 of this parcel is within the floodway of the Verde River, with the most southern ¼ of it being within the floodway. They are proposing several structures that will additional requirements. I will email you with comments once I meet with my supervisor to discuss.

Let me know if you have questions. Thank you.

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

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Please consider our environment before printing this email. 

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***Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.***

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

**DATE: February 27, 2014**

**TO:**

- |   |   |
|---|---|
| <input type="checkbox"/> Town Engineer                                    | <input type="checkbox"/> ADOT   |
| <input type="checkbox"/> Park and Recreation Department                   | <input type="checkbox"/> Camp Verde Water District                          |
| <input type="checkbox"/> Community Development Dir.                       | <input type="checkbox"/> Camp Verde Sanitary District                       |
| <input type="checkbox"/> Building Official                                | <input type="checkbox"/> Verde Lakes Water District                         |
| <input type="checkbox"/> Fire Department                                  | <input type="checkbox"/> Marshal's Department                               |
| <input type="checkbox"/> Verde Valley Fire Department                     | <input type="checkbox"/> School District                                    |
| <input type="checkbox"/> Yavapai County Planning                          | <input type="checkbox"/> U.S Forest Service                                 |
| <input type="checkbox"/> Yavapai County Flood Control                     | <input type="checkbox"/> City of Cottonwood Planning                        |
| <input checked="" type="checkbox"/> Yavapai County Development Services - | <input type="checkbox"/> Other _____  |
|   | <input type="checkbox"/> Project Review:<br>Contact Agent, Owner & Engineer |

**FROM:**

Name: Jenna Owens Position: Asst. Planner  
Town of Camp Verde  
473 S. Main Street Suite 109 • Camp Verde, AZ 86322  
Tel. (928) 567-8513 • Fax (928) 567-7401  
E-mail: [jenna.owens@campverde.az.gov](mailto:jenna.owens@campverde.az.gov)

**Application Type: Use Permit**

**Project Number: 20140060**

**Description of Project:**

**Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch on parcel 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres owned by the Shuster Foundation.**

**The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, Helicopter Landing and Take-Off point and Meeting Facility with Kitchen & Outdoor Assembly Area. Location is 2025 W. Reservation Loop Rd.**

**A copy of the proposed project is attached and has been forwarded to you for your review and comment. PLEASE RESPOND NO LATER THAN March 14, 2014 The Planning & Zoning Commission meeting is tentatively scheduled for 04-03-2014 and Town Council meeting is tentatively scheduled for 04-23-2014.**

**Please e-mail, fax or mail us your comments. If you have no comment, please notify us that you have "no comment".**

**Should you have any questions or concerns, please contact us at (928) 554-0053**

*Ell has no comment or concern  
Thank You!*



# YAVAPAI-APACHE NATION ADMINISTRATION

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Phone: (928) 567-3649

Fax: (928) 567- 3994

March 14, 2014

Town of Camp Verde  
Community Development Department  
Attn: Jenna Owens – Planning Division  
473 S. Main Street, Suite 109  
Camp Verde, AZ 86322

Re: Jackpot Ranch – Use Permit Application 21040060

Dear Ms. Owens:

The Yavapai-Apache Nation (“Nation”) appreciates the opportunity to review and comment on the above referenced application submitted by Jackpot Ranch for a Land Use Permit. The Nation has two comments, both of which relate to the new “additional” activities that the Ranch proposes.

## COMMENT 1

Section: **4. A MOBILE WESTERN TOWN: A.** “Horseback trail rides on tribal land along the Verde River (subject to approval from the Yavapai-Apache Nation)”

The Nation wants to make clear that its Tribal Council has previously determined that the proposed horseback trail rides along the Verde River on Yavapai-Apache Reservation property will not be permitted. While Jackpot Ranch, in conjunction with Western Destinations, did submit a proposal to the Nation for trail rides, the Nation has rejected the proposal. The Nation respectfully request that any reference to trail rides on the Nation’s lands be removed from the permit application.

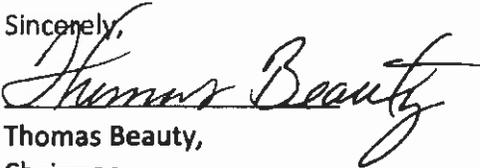
## COMMENT 2

Section: **6. HELICOPTER LANDING AND TAKE-OFF POINT:** Jackpot Ranch proposes establishing a “helicopter landing and takeoff point for periodic and limited use.” The Yavapai-Apache Nation objects to this additional new use and request that it not be approved. The Nation

believes that establishing a helipad at Jackpot Ranch would produce excessive noise and result in a nuisance for surrounding residential property owners. The Nation has 151 residential homes near Jackpot Ranch within the Middle Verde community. Any helicopter landings and takeoffs at the Ranch, even beyond the 500 foot radius cited in the Permit Application, would produce high levels of noise throughout the day and would be disturbing to community residents. A helipad in the middle of a residential community is simply not a compatible use and should not be permitted. The Nation requests that the proposed helipad be rejected by the Town of Camp Verde as an incompatible use.

Should you have any questions about the comments of the Nation concerning the Jackpot Ranch Land Use Permit Application, please feel free to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Thomas Beauty". The signature is written in black ink and is positioned above the printed name and title.

Thomas Beauty,  
Chairman

CC:

Tribal Council  
Attorney General

## Jenna Owens

---

**From:** Mike Kowalski <mike@rainbowacres.com>  
**Sent:** Wednesday, March 19, 2014 4:32 PM  
**To:** Jenna Owens  
**Cc:** Kevin Jones; Chris Roush; David Perkins; Gary Wagner; Paul Higgins  
**Subject:** Jackpot Ranch Application for Use Permit, Project No 20140060

Hi Jenna,

It was a pleasure seeing you at the March 18 meeting at Jackpot Ranch.

First and foremost, please provide the time for the April 3 P&Z meeting and the April 23 Council meeting.

Rainbow Acres has the following comments regarding Jackpot Ranch's application for its Use Permit:

1. Helicopter Pad—Rainbow Acres does not object to a helipad being constructed so long as (a) the flight path does not come over Rainbow Acres property; (b) flights are limited to a reasonable number per month (at the meeting on March 18, Jackpot's representatives indicated that they would be agreeable to two or three per month—Rainbow Acres would like to see a "hard" number in place); (c) flights be restricted as to time of day (i.e., no sooner than 8am and no later than 4pm). The Jackpot Ranch representatives sufficiently answered our questions in this regard at the March 18 meeting. We believe they would agree to the above.
2. Alcohol service—We were satisfied with Shorty's response at the March 18 meeting as to the requirements for certified bar tenders, security personnel, secured storage, etc. with regard to serving alcohol at Jackpot Ranch events.
3. 10:00pm curfew—We were also satisfied that Jackpot would strictly adhere to a 10:00pm curfew for all its events.

With the comments above being given consideration, Rainbow Acres believes that Jackpot Ranch's application is a fair one and has no objection to the Permit being issued.

**Mike Kowalski**

Director of Ranch Operations and Staff Development

www.rainbowacres.com

928-567-5231



"Never discourage anyone who is continually making progress, no matter how slow." Plato

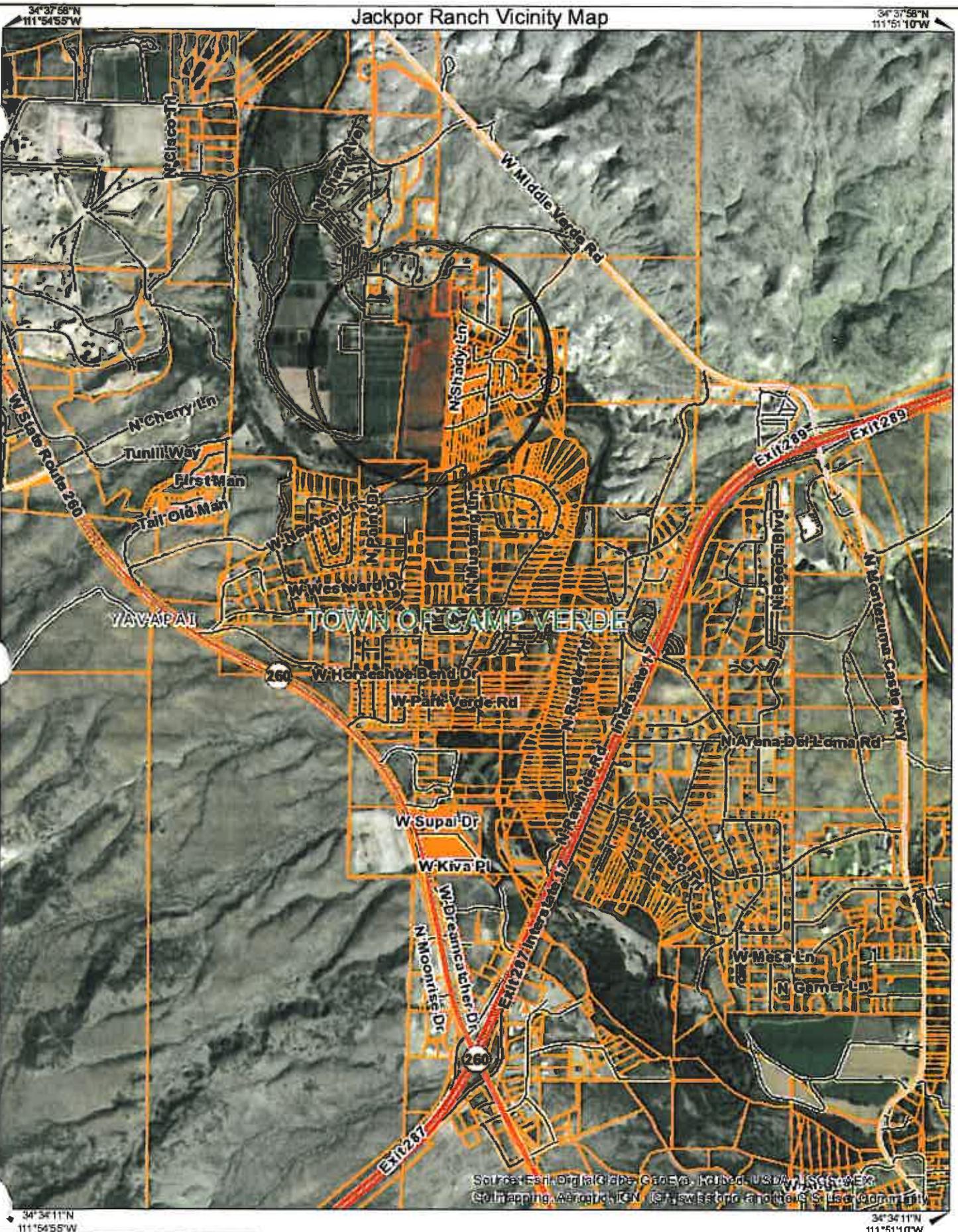
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Please consider our environment before printing this email. ♻️

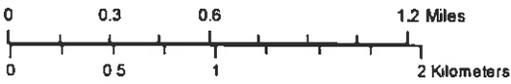
# Jackpor Ranch Vicinity Map



Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, United States, USDA, USGS, AeroMap, GeoEye, IGN, GeoEye, and the U.S. Geological Survey



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



1:36,000

Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 1/27/2014

# Jackpot Ranch Land Use Map

34°37'21"N  
111°53'45"W

34°37'21"N  
111°52'49"W

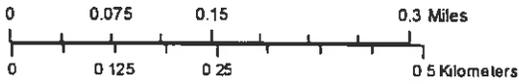


34°36'24"N  
111°53'45"W

34°36'24"N  
111°52'49"W



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1:9,000

# Jackpot Ranch Zoning Map



34° 37' 23" N  
111° 53' 47" W

34° 37' 23" N  
111° 52' 51" W

34° 36' 26" N  
111° 53' 47" W

34° 36' 26" N  
111° 52' 51" W

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1:9,000

