

AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY JUNE 06, 2013
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:**
05-02-2013 Regular Session
 - b. **Set Next Meeting, Date and Time:**
As needed
5. **Call to the Public for Items not on the Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)
6. **Public Hearing, Discussion, Consideration and Possible Recommendation to Council on Use Permit 20130138, an application submitted by Mr. Gregory Blue. This Use Permit, if approved by Council, is for long term RV space rental, 17 RV total RV spaces, and a laundry room and storage area. The Park is located on parcel 404-26-032 at 671 S. 4th St.**
Declare PUBLIC HEARING OPEN
 - 1) Call for APPLICANT'S STATEMENT
 - 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
 - 3) Call for APPLICANT'S REBUTTAL (if appropriate)**Declare PUBLIC HEARING CLOSED**
 - Call for BOARD DISCUSSION (may ask questions of applicant)
 - Call for STAFFCOMMENTS
 - Call for MOTION
 - Call for DISCUSSION OF MOTION
 - Call for QUESTION
 - ANNOUNCE ACTION TAKEN with Findings of Fact
7. **Public Hearing, Discussion, Consideration and Possible Recommendation to Council on a Use Permit Application submitted by Ms. Kathy Hellman, Library Director of the Town of Camp Verde, for the development of a two-story 17,000 sq. ft. building with 10,000 sq. ft. footprint raised approximately 3 feet above current ground level, a future Observatory – Rain Water Tank, public access and parking lot. The address of this project is 130 Black Bridge Rd. and covers parcels 403-19-018B, 18C & 19. The current zoning district designation for the subject parcels is R1-18 and the district requires a Use Permit for Government Facilities and facilities required for the provision of utilities and Public Services.**
Declare PUBLIC HEARING OPEN
 - 1) Call for APPLICANT'S STATEMENT
 - 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
 - 3) Call for APPLICANT'S REBUTTAL (if appropriate)**Declare PUBLIC HEARING CLOSED**
 - Call for BOARD DISCUSSION (may ask questions of applicant)
 - Call for STAFFCOMMENTS
 - Call for MOTION
 - Call for DISCUSSION OF MOTION
 - Call for QUESTION
 - ANNOUNCE ACTION TAKEN with Findings of Fact

MINUTES DRAFT
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY MAY 02, 2013
6:30 PM

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

1. **Call to Order**
The meeting was called to order at 6:30 p.m.
2. **Roll Call**
Chairperson Norton, Vice Chairperson Blue, Commissioners Gordon and Parrish were present; Commissioner Hisrich, Freeman and Hough were absent.
3. **Pledge of Allegiance**
The Pledge was led by Vice Chairperson Blue.
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:**
04-04-2013 Special Session
 - b. **Set Next Meeting, Date and Time:**
As NeededOn a motion by Vice Chairperson Blue, seconded by Gordon, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda**
There was no public input.
6. **Public Hearing, Discussion, Consideration and Possible Recommendation to Council on a Use Permit Application submitted by Ms. Kathy Hellman, Library Director of the Town of Camp Verde, for the development of a two-story 17,000 sq. ft. building with 10,000 sq. ft. foot print raised approximately 3 feet above current ground level. The building on parcel 403-19-019, 33 W. Moser Lane, will be demolished and used for fill. The current building on parcel 403-19-018B will be removed or demolished to provide parking area after the new library is occupied. The address of this project is 130 Black Bridge Rd., parcel 403-19-018B.**
On a motion by Gordon, seconded by Parrish the Commission unanimously recommended to table this item per staff request.

STAFF PRESENTATION

Community Development Director Michael Jenkins explained that this item would not be moving forward due to the Boundary Lines which have not been established on the three properties involved. An ALTA survey is to be conducted to discover any conflicts with the adjacent property owners. The existing legal descriptions are not accurate and staff is requesting that this item be tabled until June 06, 2013.

COMMISSION DISCUSSION

Commissioner Gordon mentioned that none of the buildings should be removed prior to permits. Community Development Director Jenkins stated that there has been discussion with the Agent for the Library regarding removal of buildings. Mr. Jenkins said that the buildings should not be removed until proper permitting which involves an approved Use Permit and a Demolition Permit. Commissioner Gordon inquired about potential issues with Yavapai County Flood Control. Mr. Jenkins explained that this is in the discussion phase with Yavapai County Flood.



Town of Camp Verde

Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: June 06, 2013

- Consent Agenda Decision Agenda
 Presentation Only Recommendation to Council

Requesting Department: Community Development

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

Agenda Title (be exact): *Public Hearing, Discussion, Consideration and Possible Recommendation to Council on Use Permit 20130138, an application submitted by Mr. Gregory Blue. This Use Permit, if approved by Council, is for long term RV space rental, 17 RV total RV spaces, and a laundry room and storage area. The Park is located on parcel 404-26-032 at 671 S. 4th St.*

List Attached Documents: Application, Letter of Intent, Neighborhood meeting affidavit, Directions to property, Site Plan, Land Use Map and Map of the Zoning of Adjacent properties.

Estimated Presentation Time: 15 min.

Estimated Discussion Time: 30 min.

Reviews Completed by: Michael Jenkins – Community Development Director

- Department Head: Michael Jenkins Town Attorney Comments: No comments,

Instructions to the Clerk: Include 24" x 36" maps to Council members.

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

Town of Camp Verde

Agenda Item Submission Form – Section II (Staff Report)

Department: Community Development

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

Contact Information: 554-0051

Background:

History:

Mr. Gregory Blue has submitted an application for a Use Permit to Yavapai County for the expansion of the existing RV Pak which is for long term and affordable housing. Mr. Blue would like to bring the property into compliance and make improvements which include adding five (5) additional spaces to the existing 12 spaces for a total of 17. The site plan shows 18 spaces, please note there is no space "13". Currently there is a double wide manufactured home on the property which will be removed. Additions include a Laundry Room, Storage area for the storage of maintenance equipment for the Park and in addition, the dumpster for trash would be enclosed to improve the appearance of the Park.

The following has been completed by the applicant and staff:

Agencies were notified. The responses are as follows:

Town of Camp Verde Building Official – Removal of any buildings will require a "Demolition Permit and construction of new buildings will require a Building Permit.

Town of Camp Verde Community Development Director – With the completion of the Use Permit, this property will be in compliance and allow for a small expansion of spaces and amenities.

Town of Camp Verde Town Engineer – No Comment

Camp Verde Water – CV Water currently serves this parcel. There is a 6" main which would provide Fire protection if needed.

Yavapai County Flood - No Concerns

Yavapai County Environmental Services – No Comments

Camp Verde Sanitary District – No Comments

Camp Verde Fire District – No Comments

- 24 letters were mailed by staff to properties within 300' of the subject parcel on May 16, 2013. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.
- 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. The meeting was held

May 9, 2013 in the Community Development Office suite 109 from 5:00 pm to 6:00 pm., a staff member was present. There were 2 neighbors who attended the meeting.

- **Statement of the Problem or Opportunity:** If the property is not rezoned, compliance with the Planning & Zoning Ordinance cannot be achieved.

Alternatives/Options/Solutions: None

Comparative Analysis: None

Fiscal Impact to the Town: None

Other Impacts: None

Conclusion: This property has been out of compliance for some time and Mr. Blue wished to bring this property in line with the current Ordinances. The first phase was to rezone the property which has achieved. This Use Permit Application will complete the process and Sunland RV Park will be in compliance with the Planning & Zoning Ordinance.

Recommended Motion: A Motion to recommend approval to Council for Use Permit 20130138 for the Sunland RV Park: this recommendation would include a total of seventeen (17) RV spaces, Laundry Room, Storage area for maintenance equipment and would be in perpetuity. The property is located on parcel 404-26-032 consisting of approximately 1.31 acres at 671 S. 4th St. Any changes to these uses must come before the Planning & Zoning Commission and Town Council for approval.



Land Use

Project #: 20130138

Application Form

1. Application is made for:

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

Other: _____

2. Project Name: SUNLAND RV-TRAILER PARK

Please print or type legibly

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

Owner Name: GREG BLUG Applicant Name: GREG BLUG
 Address: 95 E. CLIFF HOUSE DR., #A Address: SAME
 City: CAMP VERDE State: AZ Zip: 86322 City: _____ State: _____ Zip: _____
 Phone: 928.300.4747 Phone: _____
 E-mail: GREGORY.BLUG@HOTMAIL.COM E-Mail: _____

4. Property Description: Parcel Number 404-26-032 Acres: 1.37

Address or Location 671 S. 4TH ST., CAMP VERDE, AZ

Existing Zoning RS Existing Use: RV/TRAILER PARK

Proposed Zoning _____ Proposed Use: _____

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

USE PERMIT FOR IMPROVEMENTS AND EXPANSION OF SUNLAND RV/TRAILER PARK

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 3.11.2013 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: [Signature] Date 3.11.2013

March 23, 2013

Town of Camp Verde
Community Development
473 S. Main St., Suite 108
Camp Verde, AZ 86322

Ref: Use Permit
Sunland RV/Trailer Park
671 S. 4th Street
Camp Verde, AZ 86322

Dear Mayor and Counsel Members:

Sunland RV/Trailer Park is presently an 11 space plus an affixed rental home which would make the total of 12 spaces. The park has been in continuous use since before 1964.

The Sunland RV/Trailer Park is for use of 30 days or longer. The park does not rent spaces for less than a "30-day stay". The Park is uniquely secluded and is not on an arterial roadway. It is centrally located in the Town proper of Camp Verde

As part of the improvements and expansion, I am requesting a Use Permit in perpetuity; as other RV/Trailer Parks within the town limits have received.

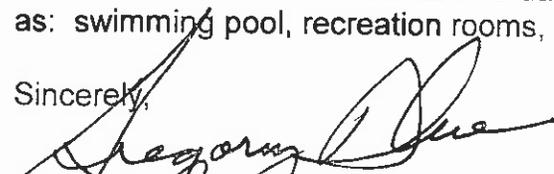
If approved, I propose to tear down and remove the existing storage building. In addition I would enclose the rubbish area and add 5 (five) more RV spaces, which would give the Park a total of 17 spaces as there is no Number "13" space. One of the 12 original spaces would be the possible removal of a double wide affixed mobile. I would be adding a laundry room and a storage area, which would be used for containment of the park's maintenance equipment.

This Park has a great mix of residents. Some are retired; however, most work within the community and contribute to the community. By living and contributing to sales taxes collected for the town.

This Park also meets a genuine need for affordability without governmental assistance, and has been doing so since the early 1960's. The Rules and Regulations are less discriminating than some other Parks within town limits. Meaning that I do not have an age or size restriction on the RV's or trailers.

The Park is able to maintain its affordability because it lacks the recreational improvements such as: swimming pool, recreation rooms, etc.

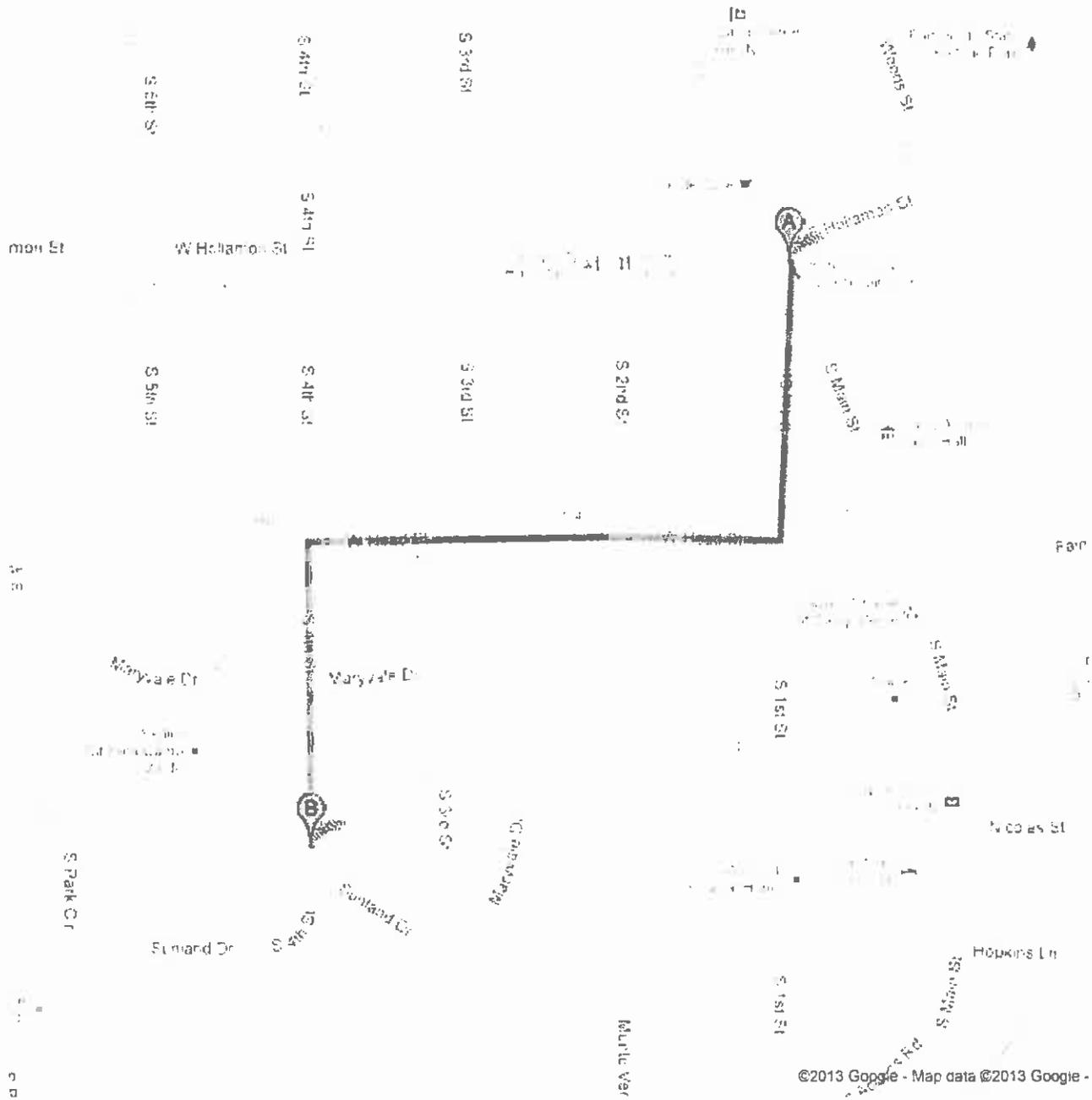
Sincerely,



Gregory Blue
Sunland RV/Trailer Park
95 E. Cliff House Dr. #A
Camp Verde, AZ 86322



Directions to 671 S 4th St, Camp Verde, AZ 86322
0.4 mi – about 2 mins



Affidavit

I Greg Blue owner of parcel 404-26-032 have notified my neighbors within 300' of my residence, by sending letters on April 17, 13 to notify them of the neighborhood meeting that I conducted on the 9 day of May 2013

I posted my property with meeting date and time on the 25 day of April 2013.

I Greg Blue owner of parcel 404-26-032 have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 9 day of May 2013

Summary

Statement: SEE ATTACHED

If Summary statement is too long, attach a copy.

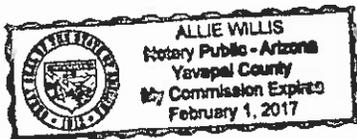
State of Arizona

County of Yavapai

[Signature]
Signature of Document Signer No. 1

[Signature]
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 11th day of March 2013



[Signature]
Signature of Notary

May 10, 2013

Ref: Neighborhood Meeting of 5/9/2013

Meeting began at 5:00 PM and ended at 6:30 PM.

Mary Gabbard and Juanita Bracken were in attendance.

Mary's first question to me was, what were you doing and hauling on November 11, 2011. My answer to her was that I was removing sediment in a drainage ditch that had filled in.

Then Juanita wanted to know why 4th Street doesn't extend down to General Crook Trail? I explained to her that the property that would connect to General Crook Trail is private owned and doesn't have an ingress and egress easement that would allow for the continuance of 4th Street.

Then Mary stated that she was tired of the amount of traffic on 4th Street. I gave her no response. Then Mary asked where the additional R.V. spaces were going to be located. I showed Mary the site plan of the proposed passes, where they were to be located.

Mary asked why there was not access to Highway 260 from the R.V. Park? My response was that the Park has been historically serviced from 4th Street. Then Mary commented she felt that the additional spaces would create more traffic on 4th Street.

Then Mary commented about some of the residence that had previously lived at the Park. I shared with her that when I purchased the Park I removed any problem residence and they vacated the premises. Then Mary continued that she would like the Counsel to consider an alternative roadway to General Crook Trail so that traffic would be diverted off of 4th Street. Again she continued to express that she feels that the R.V. Park devalues her home of which she purchased approximately 1 year ago. Her description of this R.V. Park is "the hole". I explained to her how the process works. That it would go before Planning and Zoning Commission for recommendation and that she will have an opportunity to express her thoughts further with the Commission. I then explained that after the Planning and Zoning Commission, in approximately 2 weeks, the Counsel will have a meeting in which she can again express her thoughts again.

Then for the next 30 minutes, she expressed herself about Ron Long's house, which is across the street from her; stop signs; the Town Manager; and etc. in which I had no comment to offer her regarding her 30 minute episode.



Parcel ID	Check Digit
404-26-032	6
Owner	
BLUE GREGORY	
Owner's Mailing Address	
95 E CLIFF HOUSE DR APT A CAMP VERDE, AZ 863227389	
Secondary Owner	
N/A	
Recorded Date	
1985-04-24	
Last Transfer Doc Docket	Last Transfer Doc Page
1715	826
Physical Address	Incorporated Area
671 S 4Th St	Town of Camp Verde

Contact
Yavapai
County
GIS

Assessor Acres

1.37

School District

Camp Verde Unified SD #28

Improvements (3)

Type: Mobile Home Yard Improvements

Floor area: 1

Effective/constructed: 1979

Type: Affixed Mobile Home

Floor area: 1056

Effective/constructed: 1979

Type: Mobile Home Park

Floor area: 12

Effective/constructed: 1989

Assessment

2014 Full Cash Value

\$62,395

2014 Limited Value

\$62,395

2014 Assessment Ratio

10

2014 Legal Class

Residential Other

2014 Net Assessed Full Cash Value

\$6,240

2014 Net Assessed Limited Value

\$6,240

Taxes

Tax Area Code

2872



Recent Sale Date

Subdivision

(Recorded Docs)

Camp Verde Heights

Fire District

Camp Verde FD

Subdivision Type

M

County Zoning Violation

No Zoning Violation

2013 Full Cash Value

\$63,916

2013 Limited Value

\$63,916

2013 Assessment Ratio

10

2013 Legal Class

Residential Other

2013 Net Assessed Full Cash Value

\$6,392

2013 Net Assessed Limited Value

\$6,392

2012 Taxes Billed

\$904

Sale Amount

SUNLI RV PARK

SITE PLAN
 ACTS 1 & 2, CAMP VERDE HEIG.
 JURISDICTION IN THE STATE OF ARIZONA, T. 14N. R. 6E.
 COCONINO COUNTY, AZ. LOCAL RECORDS BOOK 1
 MAPS PAGE 11 OF THE YAVAPAI COUNTY RECORDS
 OVER GREGORY BLVD.
 CLIFF HOUSE DR. APT A
 CAMP VERDE, AZ. 86311
 4/24/2011
 11/17/2011
 11/17/2011

SCALE: 1" = 40'
 DATE: 04/20/11
 DRAWN BY: J. L. WATSON, P.E.
 CHECKED BY: J. L. WATSON, P.E.
 1 - EXISTING IMPACT NUMBER
 2 - NEW IMPACT NUMBER
 COORDINATE SYSTEM: UTM
 DATUM: NAD 83
 ELEVATION: 5000 FT
 ALL DISTANCES ARE FROM THE CENTERLINE OF THE
 ROAD UNLESS OTHERWISE NOTED



THIS PLAN IS SUBJECT TO ALL COMPROMISES,
 RECORDS ON THE DATE OF LAST REVISION.
 ALL DISTANCES ARE FROM THE CENTERLINE OF THE
 ROAD UNLESS OTHERWISE NOTED.

THE PLANTER AND PLANTING TO BE INSTALLED
 SHALL BE AS SHOWN ON THE PLAN. THE PLANTING
 SHALL BE INSTALLED WITHIN THE SPECIFIED
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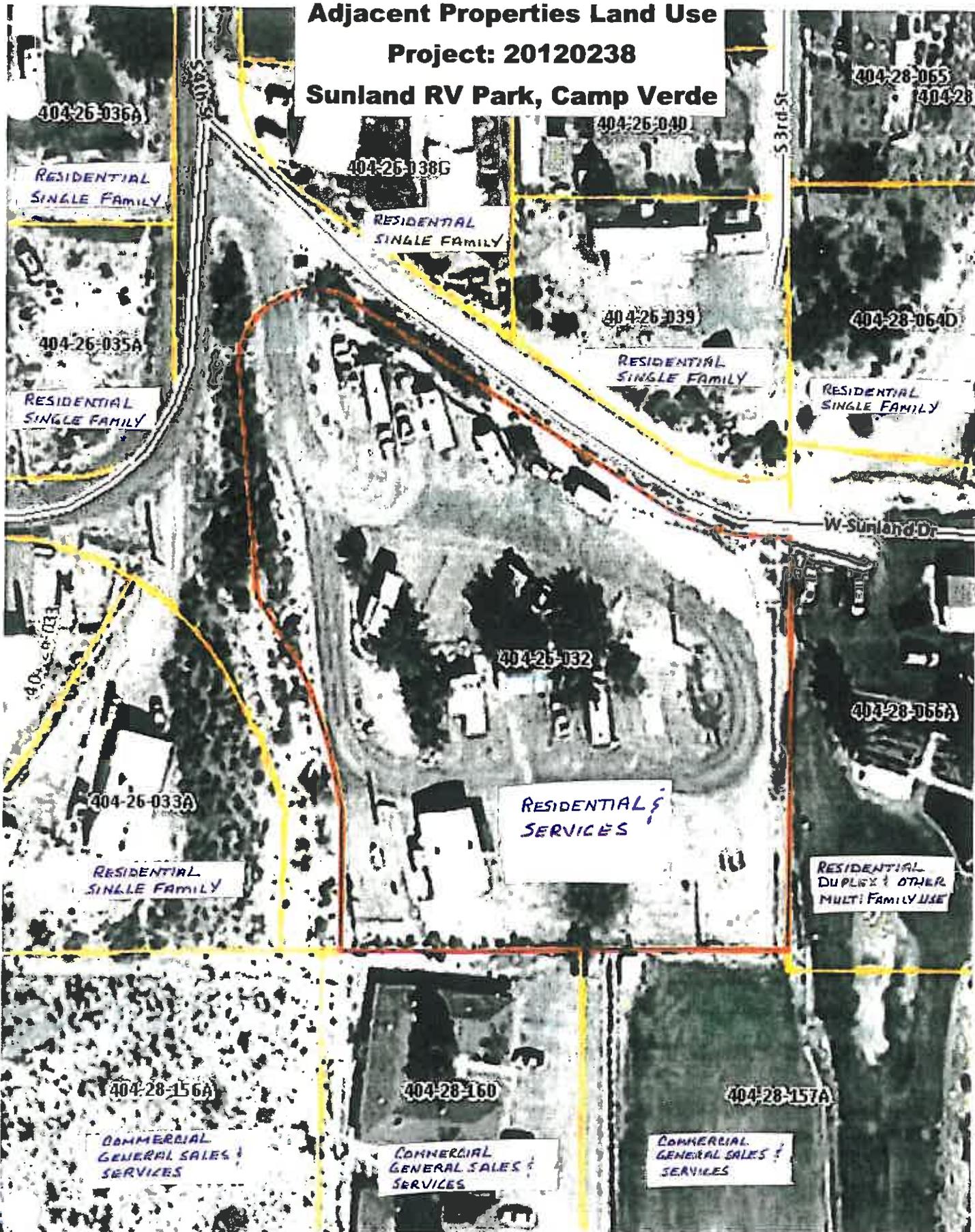
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 PLANTING LINES.

Land Use Map

Adjacent Properties Land Use

Project: 20120238

Sunland RV Park, Camp Verde



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

Zoning Map

Zoning of Adjacent Properties

Project: 20120238

Sunland RV Park, Camp Verde



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Agenda Item Submission Form – Section I

Meeting Date: June 06, 2013 Planning & Zoning Commission

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

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins

Agenda Title (be exact):

Public Hearing, Discussion, Consideration and Possible Recommendation to Council on a Use Permit Application submitted by Ms. Kathy Hellman, Library Director of the Town of Camp Verde, for the development of a two-story 17,000 sq. ft. Library building with a 10,000 sq. ft. foot print raised approximately 3 feet above current ground level, a future Observatory – Rain Water Tank, Public Access and Parking Lot. The address of this project is 130 Black Bridge Rd., and covers parcels 403-19-018B, 18C & 019. The current zoning district designation for the subject parcels is R1-18 and the district requires a Use-Permit for Government Facilities and facilities required for the provision of utilities and Public Services.

List Attached Documents:

Applicant's application submittal (For Use Permit 20130111 for Camp Verde Community Library)

- Use Permit Application
- Letter of Intent
- Directions to Property
- Yavapai County Assessor's Office Parcel Information
- Site Plan
- Zoning Map
- Land Use Map

Estimated Presentation Time: 20 minutes (Staff & Applicant)

Estimated Discussion Time: 20 minutes

Reviews Completed by: Michael Jenkins (Community Development Director) and Jenna Owens (Assistant Planner/Admin. Asst.)

- Department Head: Town Attorney Comments:

Background Information:

The current Library has been in existence since 1975 and library services will continue at the current location throughout the new construction project. On 01-14-2007 The Town Council by a 4-1 vote instructed staff to begin planning of the new Library on its present location. The new library will be a two-story 17,000 square foot building with a 10,000 square foot footprint raised approximately 3 feet above current ground level. The building at 33 W. Moser Lane (old Marshal's Office) will be demolished and used for fill. The current library at 130 N. Black Bridge Road will be removed or demolished to provide for the new Library Building, Observatory – Rain Water Tank, Public Access and parking area after the new library is occupied. A drive-up materials (Book) return will be included on the NW corner of the new library facing Montezuma Castle Hwy. A 50-60 person meeting room will be located on the East end of the building and may accommodate community meetings when the library is closed. Library services may utilize the Rezzonico park area for children's, teens and/or adult programming. Additional parking will be added, landscaping and other aesthetic improvements as part of the project. The proposed Parking Lot will meet the parking standard requirements of the Town of Camp Verde Planning and Zoning Ordinance.

As per Part Six, Section 601.C.1.d of the Town of Camp Verde Planning & Zoning Ordinance, it states that "d. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevation 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."

- It is clear that the Council has the ability to provide for variances from the provisions of the Zoning Ordinance if in the best interest of the Public. Since the configuration of the subject property is somewhat triangular at the South end and since the East and West property lines converge at this South end, the footprint of the proposed Library Building was designed as a two story structure to better fit the constricting property lines and still provide the current and future floor space requirements for this type of facility and not infringe on the Park area on the North end of the Subject property.**

Neighborhood Meeting: As required, a neighborhood meeting was held by the applicant on April 11, 2013 at the Library meeting room. The meeting was held from 6:30 pm to 8:00 pm. and there were 17 neighbors/participants in attendance. (Attached: Affidavit of the Neighborhood Meeting, Sign in Sheet & Questions and Answers).

Agency Review: There were 7 agencies in attendance for the Development Review meeting that gave comment on this proposed project. The Development Review meeting was held on April 2, 2013 where 12 people were in attendance. The agencies gave their comments on the project to Kathy Hellman Library Director and Joel Westervelt Architect.

Recommended Action (Motion):

A motion to recommend approval, to the Town Council, for Use Permit 20130111, an application submitted by Ms. Kathy Hellman, Library Director of the Town of Camp Verde, for the development of a two-story 17,000 sq. ft. Library building with a 10,000 sq. ft. foot print, a future Observatory – Rain Water Tank, Public Access and Parking Lot as based on the submitted site plan. The address of this project is 130 Black Bridge Rd., parcels 403-19-018B, 018C & 019. Additionally, a variance from the R1-18 District Dimensional Standards is requested to allow for a Maximum Building Height of 38 feet instead of the required 30 feet Maximum Building Height Standard.

strict adherence of zoning regulations due to physical constraints of the project site. Appeals may be scheduled for hearing by the Board of Adjustment and Appeals. Major development projects may also be referred to the Commission and Council for a hearing, review and approval, which hearing and review process is mandatory if so stipulated by prior Council action such as rezoning or PUD approval.

For non-residential and multi-family developments as described in Section 400B, additional review of Appearance Compatibility Drawings is required (Section 402 C). Appearance Compatibility Drawings are reviewed by Town staff simultaneously with the Site Plan Review process, in accordance with the process specified in Section 400C.

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.
- d. 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.
- e. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any

manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

Within 30 days of any change, permittees shall notify the Community Development Department of any changes.

2. Duration and Voiding of Use Permit

- a. To secure the objectives of this Zoning Ordinance, Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.
- b. The permittee must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain a building permit or begin the use shall void the permit unless a delay to start the construction has been granted or an extension has been applied for with the Community Development Director prior to the expiration of the six-month period. Additional extensions must go to Council.
- c. If the use or uses for which a Use Permit has been granted are discontinued for a continuous period of six months, the Use Permit is voided.
- d. Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit.
- e. Decisions by the Community Development Director, which result in the voiding of the Use Permit, may be appealed to the Board of Adjustment and Appeals; subject to an application for appeal being on file in the Community Development Department within 30 days of notification of the Use Permit being voided.

D. Temporary Use Permits

Temporary Use Permits are provided through administrative review and approval to facilitate short- or restricted-term uses (such as, but not limited to: tents, carnivals, charitable events or similar uses/structures for public assembly in non-residential districts; and construction- or sales-related offices, storage yards or similar facilities including model homes, and sales stands of crops or agricultural products produced on-site in any District).

1. Temporary Use Permits may be granted by the Community Development Director or designee, after review by health and safety departments or agencies, and upon findings that the use and the manner of its conduct will not, considering its limited duration, 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.
2. Approval may be conditioned by specific stipulations as to duration, conduct, mitigation of potentially detrimental effects and such other considerations as may be prudent for protection of the neighborhood and community.
3. Violation of the terms of the Temporary Use Permit approval constitutes grounds for its immediate revocation.
4. Decisions by the Community Development Director which result in the disapproval of a Temporary Use Permit may be appealed to the Board of Adjustment and Appeals, subject to an application for appeal being on file in the Community Development Department within 30 days of notification of the Community Development Director denial of the Temporary Use Permit application.



Land Use

Project #: 20130111

Application Form

1. Application is made for:

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

Other: _____

2. Project Name: CAMP VERDE COMMUNITY LIBRARY (CVCL)

Please print or type legibly

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

Owner Name: Town of Camp Verde

Applicant Name: KATHY D HELLMAN

Address 4735 MAIN Street

Address 130 BLACK BRIDGE ROAD

City CAMP VERDE State AZ Zip 86322

City CAMP VERDE State AZ Zip 86322

Phone: 928 567-6631

Phone: 928 554-8380

E-mail _____

E-Mail Kathy.hellman@campverde.az.gov

4. Property Description: Parcel Number 404-19-018 B + 409-19-019 Acres: 1.4 acres + .34 acres

Address or Location 130 BLACK BRIDGE ROAD

Existing Zoning R1-18 Existing Use LIBRARY

Proposed Zoning _____ Proposed Use: LIBRARY

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

CVCL is applying for a use permit to construct a new library on the Town-owned property listed above. The library has been in continuous operation at 130 Black Bridge Road since 1975.

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 _____ 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 Kathy D. Hellman Date: 02/2/2013



USE PERMIT

Application Instructions

Staff Use Only	
Application Number	2013-0111
Received By	J. Adams
Date	3-6-13
Fees Paid	Waived
Complete:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N

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. The procedure to obtain a Use Permit shall include requirements set forth in Section 601A, of the Planning & Zoning Ordinance.

Required for a Use Permit

Complete sets of these documents are required at the time of application.

The required quantities are shown next to each item.

- | | Staff Use
only |
|---|--|
| 1. Pre-Application meeting with Staff | N/A <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 2. Application fee as per the current fee code | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 3. Completed Land Use Application form | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 4. ★ Written Legal description of property | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 5. Directions to property | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 6. Letter of Intent | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 7. Town Engineer or ADOT approval of site access (if applicable) | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 8. Approved request to be annexed into the Camp Verde Fire District (if applicable) | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| 9. Site Plan (24" high X 36" wide) (25 Folded copies) | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| -Vicinity map included | |
| -North arrow, scale (1"=100' or 1"=200'), and date of preparation | |
| -Subdivision or block and lot name of the area to be utilized for a Use Permit (if applicable) at the top of each sheet | |
| -Locations and boundaries, including dimensions, of property(s) proposed for Use | |
| -Acreage or square footage contained within property proposed for Use | |
| -All existing land uses in the proposed rezoning area | |
| -Zoning and/or existing land uses on all lands adjacent to the propose Use | |
| -Location and dimensions for all existing right-of-way within, and adjacent to, the Use | |
| -Names of adjoining subdivisions with lines of abutting lots, and departing property lines of Adjoining properties not subdivided | |
| -Building elevations (if applicable) | |

Please Note: A request will not be scheduled on an agenda until the application is complete. Submittal of an application does not constitute a complete application until the application is verified as complete and confirmation has been given by the planning division to the applicant verbally. Once an application is deemed complete, payment will be accepted and the application will be scheduled to be heard. The applicant or their designated representative must attend the meeting when their application is being considered. Failure to attend may result in postponement of action by the Planning and Zoning Commission

10. Neighborhood Meeting Requirements

Property owner or designated agent must provide the Community Development Department the following information on the neighborhood meeting within 10 working days prior to the Planning & Zoning Commission Meeting hearing date

 - a. A letter notifying neighbors within 300' of the subject property with a description of the copy of the letter sent out to all property owners within 300 feet.
 - b. Post the actual property with meeting date and time. Provide the Planning & Zoning Department with a photo of the posted property
 - d. The applicant shall prepare a written summary of the meeting by way of affidavit including
 1. A sign in sheet of attendees
 2. A summary of questions and answers which were discussed with the neighbors
 - e. Affidavit must be completed and notarized



Directions to Property

Assessor's Parcel Number 404-19-018 B & 404-19-019

Applicants Name Kathy D Hellman

Property Address 130 Black Bridge Road Camp Verde, AZ

Directions To Property:

From Camp Verde Town Hall at 473 S Main Street, head north
on S Main St toward E Hollamon St.

Take the 3rd right onto Pecan Lane

Continue onto S Montezuma Castle Hwy

Take a slight right onto Black Bridge Road

The destination: 130 Black Bridge Road

is on the left



130 Black Bridge Road | Camp Verde AZ 86322

CAMP VERDE COMMUNITY LIBRARY
good company always Welcome...

March 06, 2013

Re: Neighborhood Meeting for New Library Building, Letter of Intent
Parcel 404-19-018NB and Parcel 404-19-019

Dear Neighbor,

Camp Verde Community Library is applying for a Use Permit to build a new library building on the Town owned property listed above. The library has been in continuous use at 130 N Black Bridge Road since 1975. Library services will continue at the current location throughout the new construction project.

The new library will be a two-story 17,000 square foot building with a 10,000 square foot footprint raised approximately 3 feet above current ground level. The building at 33 W Moser Lane (old Marshal's Office) will be demolished and used for fill. The current library building at 130 N Black Bridge Road will be removed or demolished to provide a parking area after the new library is occupied.

A drive-up materials return will be included on the NW corner of the new library facing Montezuma Castle Hwy. A 50-75 person meeting room will be located on the East end of the building and may accommodate community meetings when the library is closed. Library services may utilize the Rezzonico Park area for children's, teens and/or adult programming. We will be adding additional parking, landscaping and other aesthetic improvements as part of the project.

The meeting will be held at: Camp Verde Community Library
130 Black Bridge Road, Camp Verde AZ 86322

Date & Time: April 11, 2012 at 6:30 p.m.

Thank you,

Kathy D Hellman, Library Director
Camp Verde Community Library

Affidavit

I Kathy D Hellman ^{agent} ⁴⁰⁴⁻¹⁹⁻⁰¹⁹ owner of parcels 404-19-018B have notified my neighbors within 300' of my residence, by sending letters on March 22, 2013 to notify them of the neighborhood meeting that I conducted on the 11th day of April 2013.

I posted my property with meeting date and time on the 18th day of March 2013.

I Kathy D Hellman ^{agent} ⁴⁰⁴⁻¹⁹⁻⁰¹⁹ owner of parcel 404-19-018B 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 11th day of April 2013.

Summary

Statement: see attached

If Summary statement is too long, attach a copy.

State of Arizona }

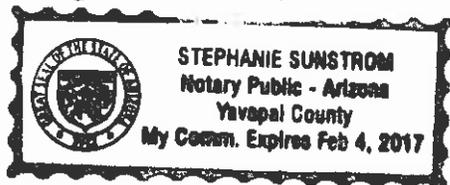
County of Yavapai }

Kathy D Hellman
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 18 day of April 2013.

Stephanie Sunstrom
Signature of Notary



NEIGHBORHOOD MEETING RE: Permit to build new Library on Current Location
April 11, 2013 6:30-8:00 p.m. (approx.)

Panel Members: Kathy Hellman, Library Director; Joel Westervelt, Architect; Linda Harkness, Citizens Committee for Camp Verde Library
Support Participants: Mike Jenkins & Jenna Owens, Camp Verde Planning and Zoning; Gerry Laurito, Library Specialist
Attendees: See Attached Sign-In Sheet

The meeting, held at Camp Verde Community Library, began with Kathy Hellman introducing the panel and asking the audience for questions. The following is a paraphrasing of the discussion. There are no direct quotes and some minor comments may not be included.

BOBBYE MAY WHITE: Everywhere we go, we're told this plan is a "done deal" so why are we here?

JENNA OWENS: When a use permit is requested, neighbors within 300 feet of the proposed property are notified. The Town Manager wishes the Library request to be handled like any business, so that is why the meeting is being held. You are welcome to write a letter and appear before the Use Commission and the Town Council to express your views.

BOBBYE: It won't do any good. There are many negatives to this plan.

LINDA HARKNESS: This plan was designed within the budget and parameters we have to work with. We're here to address your concerns.

DAVID WHITE: I've lived here all my life. I've been to every Council meeting in the last two years. We've given our input and see what's happened? The Council is always agonizing over money, but every indication is this is a "done deal." A friend asked the Town Manager about the availability of the plans done several years ago for the library and were told they are not available. This is a bad location. Based on the experience in the flood of 1975, the way you've placed your building means those flood waters would go right through my mother's house. Another flood will have dramatic consequences.

JOEL WESTERVELT: The Civil Engineer working on this project has designed the location of the building for minimum impact on water flow. Yavapai Flood Control has also approved this siting.

DAVID: Montezuma Castle Highway and the location of your current buildings create a barrier for flood waters. The new building doesn't.

MIKE JENKINS: Flood Control must show there is no adverse impact.

LEROY WHITE: All this expense to justify putting a building in a flood way. If the Library were downtown, there would be a positive impact. Now, here, it's negative.

LINDA: The plans for the Library downtown several years ago were going to cost the town 7 million dollars. Buildings had to be knocked down. The town employees relocated. Lack of parking. All locations were considered - the 5 acres donated to the Library, downtown. This was the best location. In order to form a non-profit organization to raise funds, we had to decide on a location. This was the best one.

SHIRLEY BARNES: I remember the '75 flood. There was a cloudburst that caused the water run-off, not the ditch. The ditch broke but that wasn't the problem. Water came down from the mountain, not the river.

LINDA: The ditch has been re-engineered. The new Library building will not affect it.

SHAREE BARNES: My concern is taking away Moser Lane and taking the name away.

JOEL (Referring to his Site Plan): The existing Moser Lane will be re-aligned, to allow for a bigger parking lot, but we do not plan to eliminate it.

LINDA: With the road change, there will be safer access to the Library and to Black Bridge Road.

BOBBYE: When will the Engineering reports be available to us?

JOEL: Plans are being submitted to the County soon. When approved, they will be available to the public.

BOBBYE: I have liability here. I want to see the plans and take them to my own engineer. I understand the park will not be moving. Will Moser Lane still be there?

JOEL: Yes.

BOBBYE: What are plans for Black Bridge Road?

JOEL: We're considering widening it.

BOBBYE: And where will that land come from?

JOEL: The Engineer is going to survey before we decide.

BOBBYE: Will you use Eminent Domain?

JOEL: The property line runs down the middle of the road. We should be ok on widening.

BOBBYE: On my side is a very expensive irrigation ditch I put in so you can see why I'm concerned.

JOEL: There are some very positive things about this plan. We plan to bury the power lines, so you won't have those to look at. There is a fire hydrant required which will not cost the neighborhood anything and will be very beneficial.

KATHY HELLMAN: The front of the Library faces Montezuma Castle Highway. Signage will direct people to the new Library. We might make Black Bridge Rd one way and there will be little traffic. Widening has not been decided yet.

BOBBYE: I'm used to noise and traffic. When will we know for sure?

KATHY: The Engineer on the project and Town Engineer, Ron Long will be help us address the changes in the roads.

ROBIN WHATLEY; My concern is the cul de sac at the end of the road. We need some rules and regulations and signage to avoid problems we have now. 'd like some assurances this will be addressed. Why is the Library positioned as it is? Why do we get the back door? Why not face it toward the river?

JOEL: Since it's a public building, we want it to be visible when people are coming in either direction on the road. I personally think the "back" is more interesting architecturally. The siting is to optimize flood control. If we change the position, there is more water obstruction.

ROBIN: The 2nd story balcony should face the river.

KATHY: From inside the building, the windows are mostly on the sides, so the best views of the river from inside the building will be from the site that is proposed.

JOEL: This siting provides the most optimum parking.

LINDA: The sign on the front of the building needs to face Montezuma Castle Highway.

DAVID: I'm still concerned about water flow.

CHARLIE GERMAN: I was on the fire department in '75. I remember that cloudburst over Copper Canyon. It rained unbelievably hard for 45 minutes. Water flowed into Basha's parking lot. It was 2 ft deep. It broke the ditch, which was dirt, but is now replaced with concrete. The County made it go all the way to the river. It has all been re-done with 4 foot intervals on the floodway.

DAVID: You're saying it will never happen again?

CHARLIE: There are no 100% guaranties. Our job is to minimize the risks.

SHIRLEY: Our house is on the juncture of the Verde River and Beaver Creek. If water rises and comes through both of them, it takes out our property.

JOEL: In a meeting with Yavapai Flood Control, they discussed the current flood modeling. The maps are much stricter now, much higher standards for new construction.

BOBBYE: So, there won't be any change?

LINDA: The floodway causes us to put the building where it is.

DAVID: The building where it is, is going to cause the problem.

BOBBYE: So how about the septic tank for that size building?

LINDA: The building will be on the town sewer system.

DAVID: Moving the roadway, putting the power lines underground, building a sidewalk from downtown, wouldn't it be a lot better to build downtown on the property owned by the town where the old shopping center was? It would be cheaper and cause fewer problems.

LINDA: That property alone is not big enough and purchasing adjacent property too costly.

DAVID: Changing access roads, parking lots all that is going to be expensive too.

ROBIN: Are you going to wait until the Library is finished before deciding what to do with the park?

JOEL: Yes.

BOBBYE: Wouldn't up town be better?

ROBIN: The property owner was talked to in the past. The Council has now voted 5-2 not to talk to him again.

LEROY WHITE: You say there's no money to buy property, but you are spending all this money for roads and sidewalks and buried power lines.

LINDA: Funds have been raised by CCCVL ad CVLE amounting to 1.3 million. They have been raised based on building on this site. There were many reasons for not building downtown.

CAROL GERMAN: The decision to build here was not an arbitrary one. A petition with 800 signatures of the residents was presented to the Town Council when this decision was made.

BOBBYE: I know lots of people who said they didn't know what they were signing when they voted.

CHARLIE: I beg to differ. I passed those petitions around and people were told very specifically what they were signing for. The prior proposal to build town offices, meeting rooms and a library was going to cost 7 million dollars. It was not feasible. The history in the newspapers will bear me out.

DAVID: Use the money you have raised to build the library uptown now.

CHARLIE: Using land uptown for a town building takes that property out of the tax base, not a good thing to do for the town. A decision for a site was necessary in order to start any fund-raising. So this site was decided on. People have contributed \$ based on the library being on this site.

DAVID: Speaking of the tax base, why is the town borrowing \$1.8 million for a library which is a luxury item?

LINDA: The loan rate right now is 2.7% for the life of the loan, it's the right time to borrow.

LINDA GERMAN: I disagree that a library is a luxury. It serves the entire community. It serves infants and children with programs. Out-of-work residents are using our computers to look for jobs. People are coming to use our free WiFi. The traffic to the library has increased tremendously. Seniors come in for talking books. Government agencies consider the library a "neutral space" where parents can come to visit their children. The library is for everyone. Nothing says more about the community than the library.

BOBBYE: Do we really need such a grandiose building, 17,000 square feet, when in 10 years there will be fewer books?

KATHY: We do need that much space. We need room for the books we have now, which are stacked up everywhere. We need meeting rooms. Ours are so small, people are packed in, we can't have the programs we would like. We want to create a business center to help local businesses with their office needs. We want to offer jobs training. We need more room for our staff.

LEROY: I won't debate that the library serves the community, but I'm wondering if we aren't borrowing all this money to create a dinosaur we won't need in a few years.

LINDA: Our plan is based on a guideline of 1 square foot per person times the number of residents in the town.

GERRY LAURITO: There are many reasons for doing this now. Borrowing is cheaper. Books are not going away. If our book collection shrinks in the future, we'll need more room for computers, training and meeting rooms. We estimate we'll have 17,000 residents in 20 years so that's why we're asking for this amount of space. If we build less, we'll just have to come back and ask for more 10 years from now, and you'll say "why didn't you plan ahead?" The economy is coming back, maybe not as quickly as we'd like, but the town is going to continue growing and we need to plan for it.

LEROY: Why here and not downtown? This is a noble project but it should not be here. People in this neighborhood have suffered for years. Drunks in our yards, bird watchers climbing over our fences, increased congestion, library users parking in our driveways.

LINDA: I understand what you are saying, but these problems are caused by living on the river, not by the Library. I live on the river, and I have had problems, I've even been shot at.

BOBBYE: Would you want this library across the street from you?

LINDA: Yes.

SHAREE: Will there be any more meeting about this?

MIKE: There will be a meeting before Planning and Zoning and you are invited to come and discuss your ideas. Letters will go out to residents living within 300 ft. as with this meeting.

At this point, the discussion expanded to several different groups and the meeting concluded informally.

Notes Submitted By: Valerie Foster
(Valerie Foster)

Date: 4-18-13

April 11, 2013

Neighborhood Meeting Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
Babaye White Nancy C. V. 3i	133 Blackbridge	
David White	" " "	
Sharee Barnes	C.V. Az 243 Black Bridge	
Robin Whatley	223 Blackbridge	
Jimmy Whatley	"	
Shirley Danner	243 Blackbridge	
Margaret Wallace	28 E Goddard	
Thomas Finney	47 East Goddard Ln	
Cecilia White	133 BLACKBRIDGE 1007 RB	
GARRY LAURITO	554 ELK RIDGE	
Linda Henna	1177 S McCracken Ln	

April 11, 2023

Neighborhood Meeting Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
Diana Hopper	2156 S. Diamond CK -	
Linda Hines	276 Sgt Woodell	Linda.vr1r@g.com
Charlie GERMAN	1167 S. McCracken Ln	ljcgerman@msu.com
Earl German	1227 S. McCracken	dcgerman@g.com
Russ MARTIN	2329 PRIVATE DR.	RUSS.MARTIN@CAMPERDE.AZ.GOV
Kathy Hellman	121 N 17 th St. Ctwd.	kathy.hellman@camperde.az.gov



Parcel ID	404-19-018B	Check Digit	4
Owner	TOWN OF CAMP VERDE		
Owner's Mailing Address	473 S MAIN ST #102 CAMP VERDE, AZ 86322		
Secondary Owner	N/A		
Recorded Date	N/A		
Last Transfer Doc Docket	N/A	Last Transfer Doc Page	N/A
Physical Address	130 N Black Bridge Rd		
		Incorporated Area	Town of Camp Verde

Assessor Acres	2.16	Subdivision	N/A
School District	Camp Verde Unified SD #28	Fire District	Camp Verde FD

Subdivision Type	N/A
County Zoning Violation	No Zoning Violation

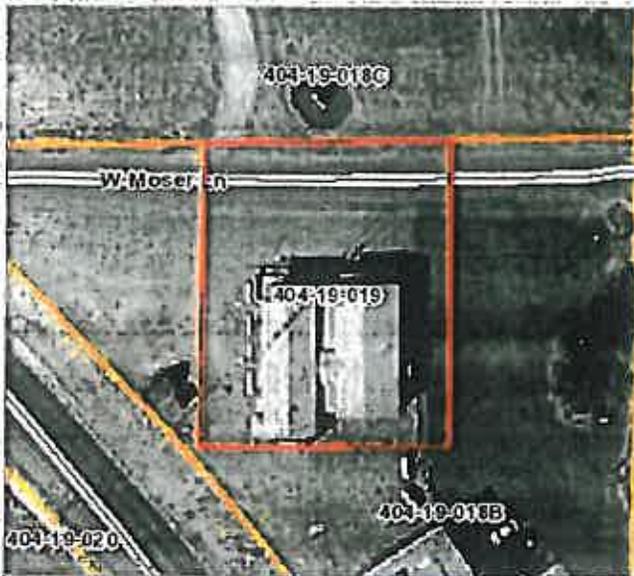
Improvements (1)
Type: Library - Public
Floor area: 4000
Effective/constructed: 1970

Assessment	
2014 Full Cash Value	\$105,973
2014 Limited Value	\$99,685
2014 Assessment Ratio	0
2014 Legal Class	Vacant or Other
2014 Net Assessed Full Cash Value	\$
2014 Net Assessed Limited Value	\$
2013 Full Cash Value	\$129,401
2013 Limited Value	\$90,623
2013 Assessment Ratio	0
2013 Legal Class	Vacant or Other
2013 Net Assessed Full Cash Value	\$
2013 Net Assessed Limited Value	\$

Taxes	
Tax Area Code	2872
2012 Taxes Billed	\$

Recent Sale Date	1987-07-08	Sale Amount	N/A
Deed Type	OTHER	Sale Docket	1951
		Sale Page	288

Disclaimer: New Assessor Data is now being displayed as the County has successfully transferred into a new system. Any parcel information on this website that is not yet entered into the New Assessor system yet will not have parcel information. 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.



Parcel ID 404-19-019 **Check Digit** 9

Owner
TOWN OF CAMP VERDE

Owner's Mailing Address
473 S MAIN ST #102
CAMP VERDE, AZ 86322

Secondary Owner
N/A

Recorded Date
N/A

Last Transfer Doc Docket N/A **Last Transfer Doc Page** N/A

Physical Address 33 W Moser Ln **Incorporated Area** Town of Camp Verde

Assessor Acres 0.34 **Subdivision** N/A **Subdivision Type** N/A

School District Camp Verde Unified SD #28 **Fire District** Camp Verde FD **County Zoning Violation** No Zoning Violation

Improvements (1)
Type: Office Building
Floor area: 1415
Effective/constructed: 1961

Assessment

2014 Full Cash Value	\$41,918	2013 Full Cash Value	\$50,875
2014 Limited Value	\$41,918	2013 Limited Value	\$50,875
2014 Assessment Ratio	0	2013 Assessment Ratio	0
2014 Legal Class	Vacant or Other	2013 Legal Class	Vacant or Other
2014 Net Assessed Full Cash Value	\$	2013 Net Assessed Full Cash Value	\$
2014 Net Assessed Limited Value	\$	2013 Net Assessed Limited Value	\$

Taxes

Tax Area Code 2872 **2012 Taxes Billed** \$

Recent Sale Date 1989-10-05 **Sale Amount** N/A

Deed Type OTHER **Sale Docket** 2189 **Sale Page** 169

Disclaimer: New Assessor Data is now being displayed as the County has successfully transferred into a new system. Any parcel information on this website that is not yet entered into the New Assessor system yet will not have parcel information. 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.

Land Use Map



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

Map printed on: 4.11.2013

Zoning Map



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

Map printed on: 4.11.2013



Exhibit A - Agenda Item Submission Form – Section I

Meeting Date: 06-06-2013 Planning & Zoning Commission

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

Requesting Department: Community Development

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

Agenda Title (be exact): Public Hearing, Discussion and Possible recommendation to Council on a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance, Part 2, Section 203 (Use Districts) item D, RR District, item.3. to add item "e". This Amendment will add language under "Uses and Structures Subject to Use Permit" for valid Use Permits not listed under this section to allow for a new Use Permit if their current Use Permit, under the prior Ordinance in effect before June 25, 2011 for expanded uses, is expiring and/or applying for additional uses at the sole discretion of and as may be modified by the Town Council.

List Attached Documents:

- Part 2, Section 203 (Use Districts), D.1-3

Estimated Presentation Time: 20 minutes

Estimated Discussion Time: 30 minutes

Reviews Completed by:

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

Background Information:

Part 2, Section 203 (Use Districts) 203.D.3.e.

3. Uses and Structures Subject to Use Permit
 - a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Veterinary Services.
 - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - d. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

- 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

e. All uses with a valid Use Permit for expanded uses, other than those uses listed in items 3.a.-d. above, in effect as of June 24, 2011 will retain all rights associated with the Use Permit for the term of that Use Permit. Prior to the expiration of the said Use Permit, the owner may apply for a Use Permit, subject to all the requirements of Section 601.A-C, to continue the existing uses and any proposed new uses at the sole discretion of and as may be modified by the Town Council.

Recommended Action (Motion): A motion to recommend to Council the text amendments to the Planning and Zoning Ordinance to include additional language which is not currently listed under "Uses & Structures Subject to Use Permit" in the RR District, adding item 3 "e", for valid Use Permits not listed under this section to apply for a new Use Permit if their current Use Permit is expiring and/or a request proposing new uses at the sole discretion of and as may be modified by the Town Council.

Instructions to the Clerk: N/A

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

1. Purpose:

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

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

3. Uses and Structures Subject to Use Permit

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