

AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JUNE 04, 2015
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:**
No minutes for approval
 - b. **Set Next Meeting, Date and Time:**
June 11, 2015 – General Plan Work 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 for approval (or denial) to Council on Use Permit 20150131, an application submitted by Ms. Brenda Ayers owner of parcel 404-18-167, which is 2.5 acres. The property owner is requesting a Use Permit to operate a Bed & Breakfast in a residential neighborhood zoned R1-70 (residential: single-family). A Bed & Breakfast is an allowed use under the Planning & Zoning Ordinance with a Use Permit, limited to four bedrooms. The property is located at 1512 N. Montezuma Heights Rd.**
 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 and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203 (Use Districts) item D., RR (Residential-Rural) adding use to item (3) uses and structures subject to use permit. The use added is "Agri-Tourism".**
 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 STAFFCOMMENTS
Call for MOTION
Call for DISCUSSION OF MOTION
Call for QUESTION
ANNOUNCE ACTION TAKEN with Findings of Fact

8. **Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203 (Use Districts) H., C3 District (Commercial: heavy commercial), I. PM (Performance Industrial), J. M1 District (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms.**

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 STAFFCOMMENTS
Call for MOTION
Call for DISCUSSION OF MOTION
Call for QUESTION
ANNOUNCE ACTION TAKEN with Findings of Fact

9. **Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 3, Section 306 Mobile/Manufactured Home Parks.**

- Changing B.1.b.4 from the current language from "Building Department" to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.
- Changing B.2.c from "Town of Camp Verde" (wording located two times in the paragraph) to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing. Changing sentence "Arizona Department of Manufactured Housing" to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.

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 STAFFCOMMENTS
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:

10. **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.

- 11. **Staff Comments**
- 12. **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: 5-29-15 By 11:00 AM

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.



Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: June 04, 2015 Planning & Zoning Commission

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

Requesting Department: Community Development

Staff Resource/Contact Person: Jenna Owens

Agenda Title (be exact):

Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150131, an application submitted by Ms. Brenda Ayers owner of parcel 404-18-167, which is 2.5 acres. The property owner is requesting a Use Permit to operate a Bed & Breakfast in a residential neighborhood zoned R1-70 (residential single-family). A Bed & Breakfast is an allowed use under the Planning & Zoning Ordinance with a Use Permit, limited to four bedrooms. The property is located at 1512 N. Montezuma Heights Rd.

List Attached Documents:

Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties.

Estimated Presentation Time: 10 minutes.

Estimated Discussion Time: 20 minutes

Reviews Completed by:

Department Head: Michael Jenkins

Town Attorney Comments:

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

Town of Camp Verde: June 04, 2015 Planning & Zoning Commission

Background:

The intent of this application is to obtain a Use Permit for the applicant to rent out her two cabins located on her property as a Bed & Breakfast. Code Enforcement received a complaint regarding the property being used as a Bed & Breakfast. Ms. Ayers was contacted and she was unaware that a Use Permit would be required. In order to come into compliance with the Planning & Zoning Ordinance, Ms. Ayers has submitted an application for a Use Permit in order to continue her business.

Each cabin has a one bedroom and one queen size bed. Both cabins are located to the rear of the property. Ms. Ayers works with a company which provided well documented referrals. It is intended that each cabin would have one vehicle with parking in front of each cabin which complies with the Planning & Zoning Ordinance.

Per Ms. Ayers, order and cleanliness is expected and compliance with this will be set with each guest.

Per Part 2, Section 203 – Use Districts, B. R1 District (Residential: single-family) 3.c.1.2., a Bed & Breakfast is allowed with a Use Permit and restricted to 4 bedrooms and parking as per Part 4, Section 403.

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. (Questions and comments included in packet.)
- The meeting was held on May 13, 2015 at the home of Ms. Ayers from 5:30 pm until 6:30 pm. There were eight (8) neighbors in attendance.
- Community Development received four (5) letters from neighbors. Three (4) in support of and one (1) not in support of the Use Permit Request. Two (2) more support letters from persons not living in the neighborhood were received. (Copies of these letters have provided in the packet.)
- Staff mailed out fourteen (14) letter to properties within 300' of the subject parcel on May 14, 2015. This letter advised the neighbors of the Planning & Zoning Commission and Town Council meeting times and dates.

Agencies were notified and the responses are as follows:

Town of Camp Verde Building Official-

- No record was found indicating the construction of the two apartments shown on the site plan by the applicant. If the applicant has any information on these buildings it is requested that these be provided to the Town. Since there is no record on the two apartments they cannot be issued a Certificate of Occupancy and the Building Department cannot vouch for their legality or suitability for habitation. However, the Building Official, Contractor and owner walked the property and inspected the buildings and if certain work is completed the buildings could meet the intent of the Codes in regards to an R3 occupancy. Until the Building Official determines the buildings, which are designated for the Bed & Breakfast occupancy, meet the intent of the 2012 Building Codes, these buildings are not to be occupied.

Camp Verde Fire Marshal-

- Considering that these are existing buildings and that the occupancy classification for the buildings is not changing, Camp Verde Fire District will not require road improvements to be made to meet the minimum standards of an emergency vehicle apparatus access roadway.

Town of Camp Verde Community Development Director-

- Per Part 2, Section 203 – Use Districts, B. R1 District (Residential: single-family) 3.c.1.2., a Bed & Breakfast is allowed with a Use Permit and restricted to 4 bedrooms and parking as per Part 4, Section 403. Staff is recommending approval of the submitted Use Permit for five (5) years.

Yavapai County Development Services Environmental Unit-

- Septic permit number 11687 appears to have been for a single one bedroom guest house, 200 gallons per day design flow, and was permitted and given approval to operate on Nov. 3, 1978.
The project will be sized as a hotel/motel with kitchen at 50 gallons per day per bed. The existing septic system will be sufficient for each cabin to have 2 beds in each. If the number of beds increases beyond four, an upgrade to the septic system will be required.
It is assumed that the breakfast will be cooked and served in the main house as well as any laundry. If this is not the case, this could change the comments from YCDS-EU.

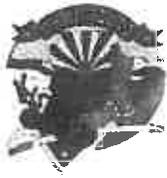
Town of Camp Verde Town Engineer-

- Upon reviewing the submittal and viewing the site I have no comments on the Brenda Ayers Bed & Breakfast Use Permit.

Recommended Motion:

Recommendation for approval (or denial) to Council on Use Permit 20150131, an application submitted by Ms. Brenda Ayers owner of parcel 404-18-167, which is 2.5 acres, for a Use Permit to operate a Bed & Breakfast in a residential neighborhood zoned R1-70 (residential single-family). The Use Permit would comply with the Planning & Zoning Ordinance, limited to four bedrooms and must conform to the parking regulations in Part 4, Section 403.

The Use Permit may not be implemented until the requirements of the Building Official are met. The buildings, which are designated for the Bed & Breakfast occupancy, must meet the intent of the 2012 Building Codes. Until these requirements are met, these buildings are not to be occupied. The property is located at 1512 N. Montezuma Heights Rd.



Land Use

Project #: 20150131

Application Form

CASE: 15-15

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: Brenda Ayers Please print or type legibly

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

Owner Name: Brenda Ayers Applicant Name: Brenda Ayers
 Address: 1512 N. Montezuma Heights Rd. Address: (same)
 City: Camp Verde State: AZ Zip: 86322 City: _____ State: _____ Zip: _____

Phone: 631-235-5046 Phone: _____

E-mail: bsa11782@gmail.com E-Mail: _____

4. Property Description: Parcel Number 404-18167 Acres: 2.5

Address or Location: 1512 N. Montezuma Heights Rd, Camp Verde, AZ 86322
 Existing Zoning: R1-70 Existing Use: residential

Proposed Zoning: _____ Proposed Use: _____

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

Use permit for Bed and Breakfast.

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: Brenda S. Ayers Date: 3.27.2015 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: Brenda S. Ayers Date: 3.27.2015



Directions to Property

Assessor's Parcel Number 404-18-167

Applicants Name Brenda S. Ayers

Property Address 1512 N. Montezuma Heights Rd.
Camp Verde, AZ. 86328

Directions To Property:

From Interstate 17, get off at exit 289. Head towards
the town of Camp Verde on Middle Verde Rd.

Pass by Casino and continue approx. 1/2 mile, turn right
onto Arena del Loma. Go approx. another 1/2 mile
and turn left onto Montezuma Heights Rd. Go to
the end of the road and turn right into driveway.

1512 is the number of the property - look for sign
at entrance.

Letter of Intent

The intent of This application is to obtain a use permit for the property so That I may rent my two existing cabins as a bed and breakfast.

Each cabin has one bedroom and one queen size bed. Both cabins are situated in the back section of the property.

I will work with a company That provides well documented referrals. The cabins will be rented as a cabin situated in a quiet country setting. It would be expected That each cabin would have only one vehicle. Parking will be in front of each cabin. Order and cleanliness is expected and compliance with this will be set with each guest.

Brenda Ayers.
April 14, 2015

Cabin Rules

1. Please drive slowly on our little dirt road - 5 mph - watch for people and animals sharing road with you!
2. Please respect privacy of neighbors property and their animals.
3. Please respect the quiet country setting.

Appreciate your Compliance and
Enjoy your Stay!

Affidavit

I Brenda Ayers owner of parcel 404-18-167 have notified my neighbors within 300' of my residence, by sending letters on April 29, 2015 to notify them of the neighborhood meeting that I conducted on the 13th day of May 2015.

I posted my property with meeting date and time on the 29th day of April 2015.

I Brenda Ayers owner of parcel _____ 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 13th day of May 2015
Summary
Statement: "see attached"

If Summary statement is too long, attach a copy.

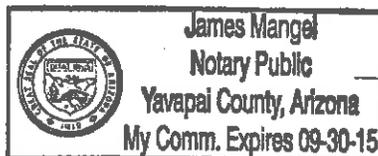
State of Arizona }

County of Yavapai }

Brenda Ayers
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 15th day of MAY 2015.



James Mangel
Signature of Notary

Questions

Asked at meeting on May 13th, 2015, residence of
Brenda Ayers - 1512 N. Montezuma Heights Rd,
Camp Verde, Az. 86322

1. A question regarding speed of vehicles was discussed.

I will post to my visitors to please drive slow - suggesting
5 m.p.h. on Montezuma Heights Rd.

2. Wear and tear of Montezuma Heights Rd. was addressed.

Concerning my address, I have a varied amount of traffic
every day. Some days I have several friends, contractors,
business vehicles on my property, other days none.

I also wish to point out that very easily I could have
many more driving adults in my home, instead of just
myself.

If there was ever to be a residential road maintenance
committee formed, I'd be happy to partake and to do my
share.

3. Question of privacy for surrounding neighborhood was
discussed.

I will post that guests are to respect privacy of
neighbors property and animals at all times.

KIMBERLY A. & EDSON F. PEASLEE, JR.
1472 N. Powderhorn
Camp Verde, AZ 86322

May 21, 2015

Ms. Jenna Owens, Assistant Planner
Town of Camp Verde
473 S. Main Street Suite 102
Camp Verde, AZ 86322
Project Number: 2015-0131

Dear Ms. Owens and Town Council:

This letter is in support of Ms. Brenda Ayers owner of parcel 404-18-167, 1512 N. Montezuma Heights Road, in her effort to obtain a Use Permit to operate a Bed & Breakfast in our residential neighborhood.

Ms. Ayers has proven herself to be a good neighbor and has made a number of improvements to the property. We have seen her home viewed the cottages on her property. We support Ms. Ayers and plan for opening a Bed & Breakfast.

I wish we could come speak in support of Ms. Ayers before the Planning & Zoning Commission on Thursday June 4, 2015 but commitments out of town prevent us from attending.

Thank you for considering her application and submitting a request for approval to the Town Council.

Very truly yours,



Kimberly A. Peaslee
Resident



Edson F. Peaslee
Resident



brenda powell <ranchoverderealestate@gmail.com>

1612 MONTEZUMA HEIGHTS ROAD

1 message

brenda powell <ranchoverderealestate@gmail.com>
To: Brenda Ayers <bsa11782@gmail.com>

Tue, May 26, 2015 at 2:18 PM

CAMP VERDE PLANNING & ZONING

I HAVE KNOWN BRENDA ARYERS SINCE 2009, AND WATCHED HER THROUGH THE YEARS CHANGE THE FLAVOR OF THE RESIDENCE SHE PURCHASED 360 DEGREES. SHE HAS DONE NOTHING BUT UPGRADE SINCE THE PURCHASE. SHE IS A RETIRED SCHOOL TEACHER AND LIVES VERY QUIETLY IN THAT BACK CORNER. SHE HAS BEEN A WELCOME CHANGE SINCE ARRIVING, WOULDN'T WE BE ALL BE SO LUCKY TO HAVE NEIGHBORS LIKE HER. I TOO LIVE ON MONTEZUMA HEIGHTS ROAD AND HAVE FOR 11 YEARS. I ALSO AM AWARE OF SOME OF THE HEINOUS HORRORS THAT HAVE OCCURED RIGHT IN THE AREA FROM OTHER NEIGHBORS. THE SPECIAL USE PERMIT SHE IS APPLYING FOR WOULD CERTAINLY ONLY HELP OUR NEIGHBORHOOD AND ALSO HELP OUT THE SMALL BUSINESS IN THE AREA. I VOTE YES!!!

**Brenda Powell- Realtor HomeSmart
Real Estate** 1841 N. MONTEZUMA HEIGHTS RD.
928.301.3665

I Work Sedona-Verde Valley & Prescott Quad Cities in Sunny Arizona, From The Red Rocks to The Forest & Everything in Between. This Is A Great Place To Call Home! I would love to be part of your transaction...I need a few more homes to sell!! Referrals are always welcome and APPRECIATED.

5/5/2015

Brenda Ayers
1512 N. Montezuma Heights Rd.
Camp Verde, AZ 86322

I am writing in response to the letter notification of your intent to use part of your residence for a "Bed and Breakfast". We own the property behind the above address, we share a fence line at 1471 Powderhorn Camp Verde. We send our support and approval for the above request. Please feel free to contact us if needing further input. Good luck on your permit.

Thank you
Larry and Billie Tappan
928-660-2961
P.O. box 2948
Page, AZ 86040

OWNERS OF PARCEL 404-18-101

Billie Tappan
Larry Tappan

ATTN: BRENDA AYRES

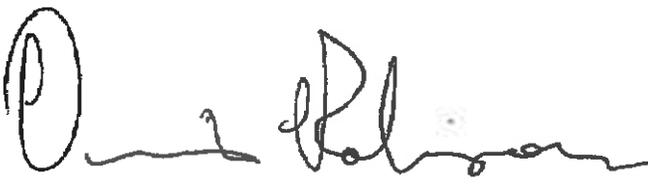
TO WHOM THIS MAY CONCERN:

RE: BNB BRENDA AYRES OF N. MONTEZUMA HEIGHTS
CAMP VERDE AZ, 86322, COUNTY OF YAVAPAI.

I DENNIS ROBINSON OF 1572 MONTEZUMA HEIGHTS
OF CAMP VERDE AZ 86322, COUNTY OF YAVAPAI, DID
ATTEND THE MAY 13TH 2015 REGARDS THE FACILITATION
OF A BNB NEXT TO MY RESIDENCE.

I GIVE MY APPROVAL IN WRITING ALLOWING MISS
BRENDA AYRES TO MOVE FORWARD WITH HER PROPOSED
BNB, AS THE PROPER CHANNELS HAVE BEEN TAKEN,
PLEASE FIND MY SIGNATURE BELOW AS SUCH...

THANK YOU,
DENNIS ROBINSON

 05 27 15

Henry & Montie Morris
PO Box 2966
1602 Montezuma Heights
Camp Verde, AZ 86322

May 15, 2015

Camp Verde Planning and Zoning Dept.
P & Z Commission
Town Council

Re: Bed and Breakfast Use Permit for 1512 Montezuma Heights

Please accept this letter as our formal request to not approve the Bed and Breakfast Use Permit due to the following concerns:

I. Lack of infrastructure-

A. 1512 Montezuma Heights is located at the end of a private dirt road that is not publicly maintained and is clearly not suited for commercial traffic. While the road has been graded on a very limited basis by a volunteering neighbor, he will not always be able to do so and the road will deteriorate rapidly with increased use with no means of public maintenance and improvement by the town.

B. No city water or sewer available at this location, a commercial Bed & Breakfast could adversely impact water quality and supply for all neighbors in the area. (*see III. A. below*)

II. Non Compliance Zoning- the town zoning ordinance specifies existing nonconforming uses shall not expand in size nor change in type of use. The proposed B & B Use Permit is not only an expansion but also constitutes as a new use and should therefore require all zoning requirements for building setbacks, etc., be adhered to. Zoning nonconformance includes:

A. Buildings do not appear to meet the setback requirements for zoning of this property of seven feet (side), 25 feet (rear) and ten feet between buildings as required per existing zoning regulations and are a fire safety hazard.

B. Nonconforming uses may **not** be changed nor increased, which would require proposed use to adhere to building setbacks as specified per town zoning regulations.

C. Bed & Breakfast is defined as 4 bedrooms in the home of residence, does not reference separate residences, which with no way to control, could turn into full time rental homes. The buildings in question are now cabins, containing kitchens. While the zoning ordinance does allow bed and breakfast operations on a limited basis, it specifically calls out bedrooms and allows a home owner to host guests within their own home to limit impact on surrounding neighborhood. Rental cabins, as proposed, thereby increases the number dwellings using well water, septic systems and the existing private road. Furthermore, if the total number of rooms within the cabins exceeds four bedrooms as defined by town zoning ordinance, the proposed use would not meet the zoning ordinance definition of bed and breakfast and would be more accurately defined as a hotel or motel land use.

D. Per zoning code accessory dwellings in addition to the primary residence on property zoned R1-70 are not allowed to contain kitchens and are only allowed within multi family zones. A previous owner of the subject property constructed one building as an art studio and the garage contained a bedroom, bath and living room for her daughter. It is our understanding kitchens were added to the buildings following the town annexation of the parcel, in violation of town code.

III. General Plan- which is the desired intent of the town, addresses the following relevant areas:

A. Proposed land use is in area designated by the Camp Verde General Plan as Low Density Residential, which is the most restrictive residential land use designation due to the desire of the town to maintain its valuable character and to ensure future growth occurs in areas that can adequately support it.

B. The General Plan calls for future higher intensity uses, such as multi family (multiple dwellings with full kitchen and living quarters amenities), to locate in areas where adequate infrastructure such as sewer, water and streets exist. (*see I. A. & B. above*)

While some letters of support for the Use Permit were submitted I would urge you to review the return addresses, as a large number of the people attending the neighborhood meeting stated they do not live in the area that will be impacted.

Unfortunately we will be unable to attend the town meetings as we have a prior commitment. We attended the neighborhood meeting and have written this letter to voice our concerns. While the proposed B & B would

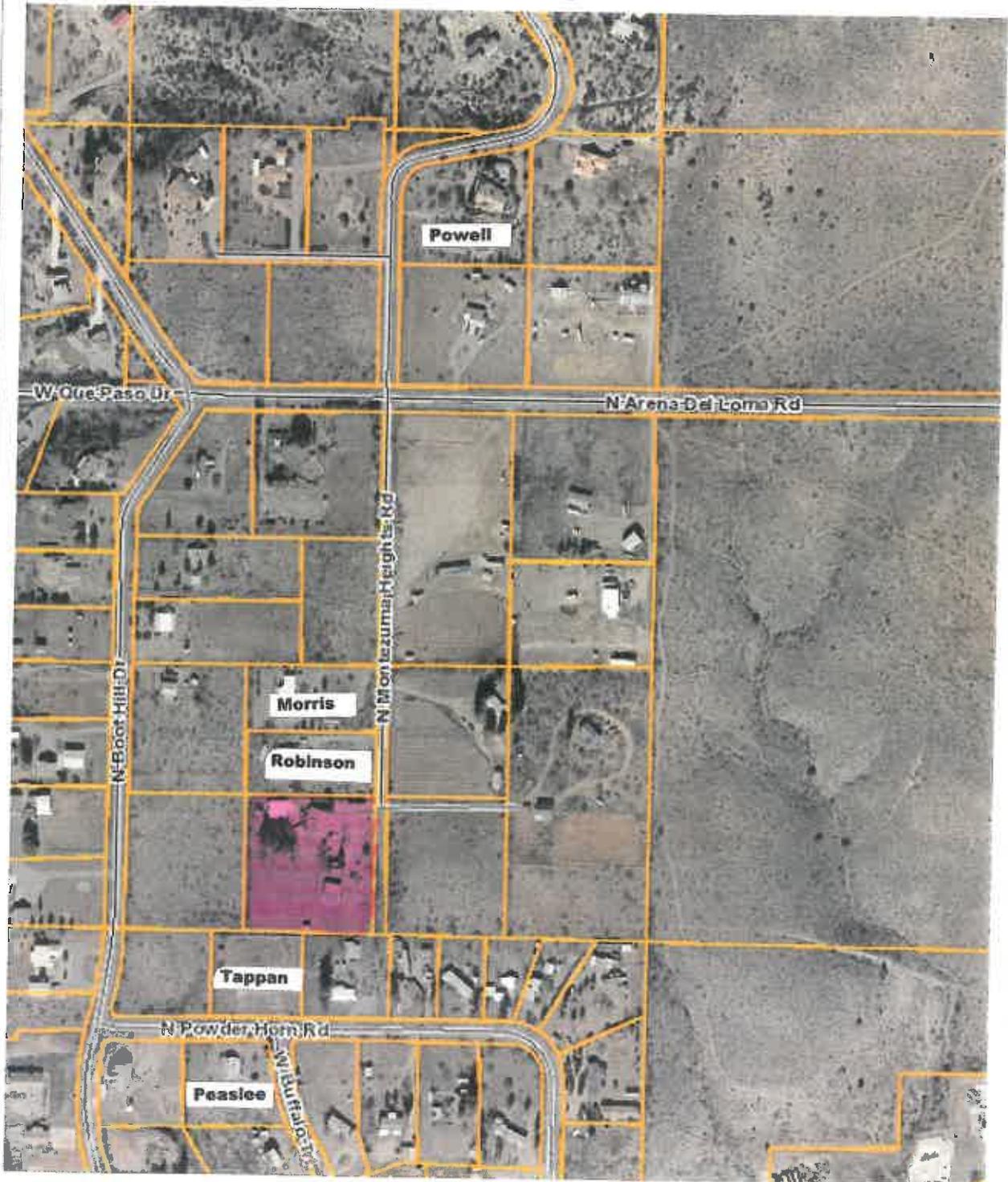
financially benefit the applicant, the benefit does not outweigh the above listed concerns and we respectfully request your denial of the proposed B & B Use Permit at 1512 Montezuma Heights.

Sincerely,


Henry Morris


Montie Morris

Letters from Neighbors



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 5/27/2015

Anne Carmen des Rosiers
1475 South Rio Verde Lane
Camp Verde, AZ 86322

928-300-1413

May 13, 2015

City of Camp Verde
Planning and Zoning Department

To Whom it may concern,

This letter is in regard to the request, made by Brenda Ayers, to operate a "bed and breakfast" at her residence located at 1512 North Montezuma Heights Road, Camp Verde, Arizona.

I have known Brenda for one year. I am pleased that she has chosen to reside in Camp Verde, after having been an educator, in New York, for twenty-one years. In addition to her teaching career, Brenda has a degree in Hotel/ Motel Management. She exercised her expertise in this field as owner/manager of vacation rental properties in Cooperstown, NY. These combined skills have enabled her to transform the neglected "fixer upper", that she purchased six years ago, into a tranquil "ranch-ette", with two fully appointed, beautifully decorated guest cabins, in addition to her primary residence and horse barn.

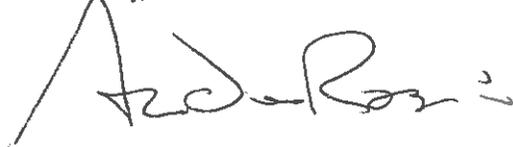
Her dream is to offer her cabins to overnight guests, so that they may enjoy the many treasures that initially attracted her to this enchanting part of Arizona; The Verde River, Montezuma's Castle, Montezuma's Well, The Archaeological Center, and Fort Verde, as well as our local restaurants, wineries, and antique/thrift shopping.

I am a Camp Verde resident of eight years. I have lived in Sedona/Verde Valley for thirty-five years. During this time, I have owned and operated several businesses, but for the majority of these years, my primary involvement has been as owner/operator of The Star Motel in Uptown Sedona, AZ.

Having had long term experience in the hospitality industry, I know the importance of offering a wide variety of lodging options, to suit everyone's style of travel. Camp Verde offers a variety of options, including many chain motels along the I17 corridor and a local, privately owned motel on Main Street, however an increasing number of travelers are seeking alternatives to these standard choices - to experience a more "local vibe". Brenda's proposal, to offer her "Cowboy Cabin" and "Ranch House" will fill a niche for those seeking a western, local, small town experience -as well as being an asset to the community by increasing the number of visitors spending more time, and money, in Camp Verde!

I hope that you will find it prudent to grant Brenda license to operate a "bed and breakfast" in our community.

Sincerely,



Anne Carmen des Rosiers

Local resident and Innkeeper

Paul & Pamela Bridgnell
1755 S. Fort Apache Rd.
Camp Verde, AZ 86322

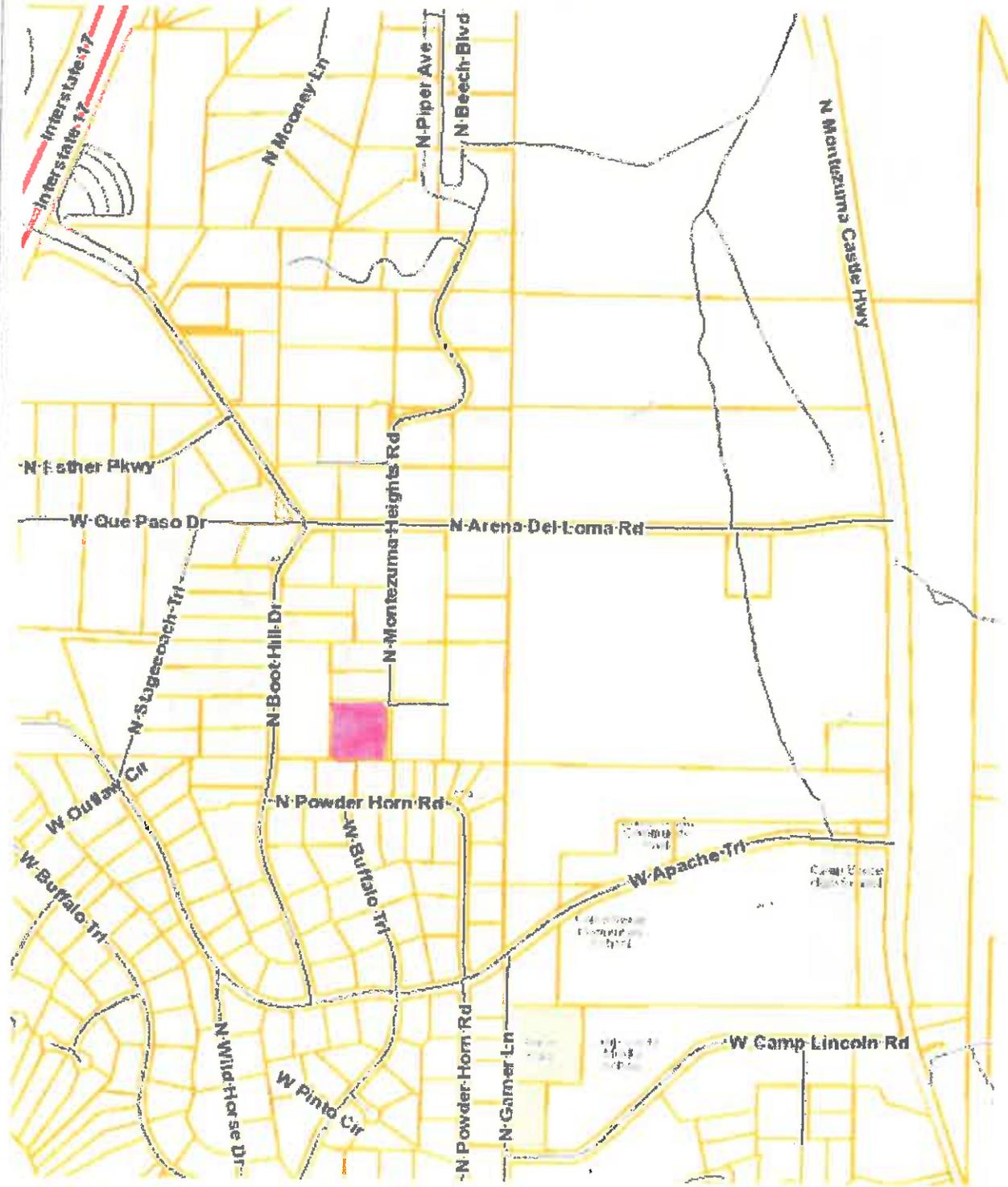
To Whom It May Concern,

This letter is to voice our support for Brenda Ayres and her desire to operate a Bed & Breakfast business in the Town of Camp Verde. As Camp Verde residents and owners of a Camp Verde business we feel that the Town of Camp Verde should support and approve this business. A well operated business, such as this business, will attract visitors to our beautiful town, thus enriching the economic condition of our town. It is our opinion that it is the duty of the "Town" to support and encourage quality business owners, such as Ms. Ayres.

Sincerely,


Paul & Pamela Bridgnell

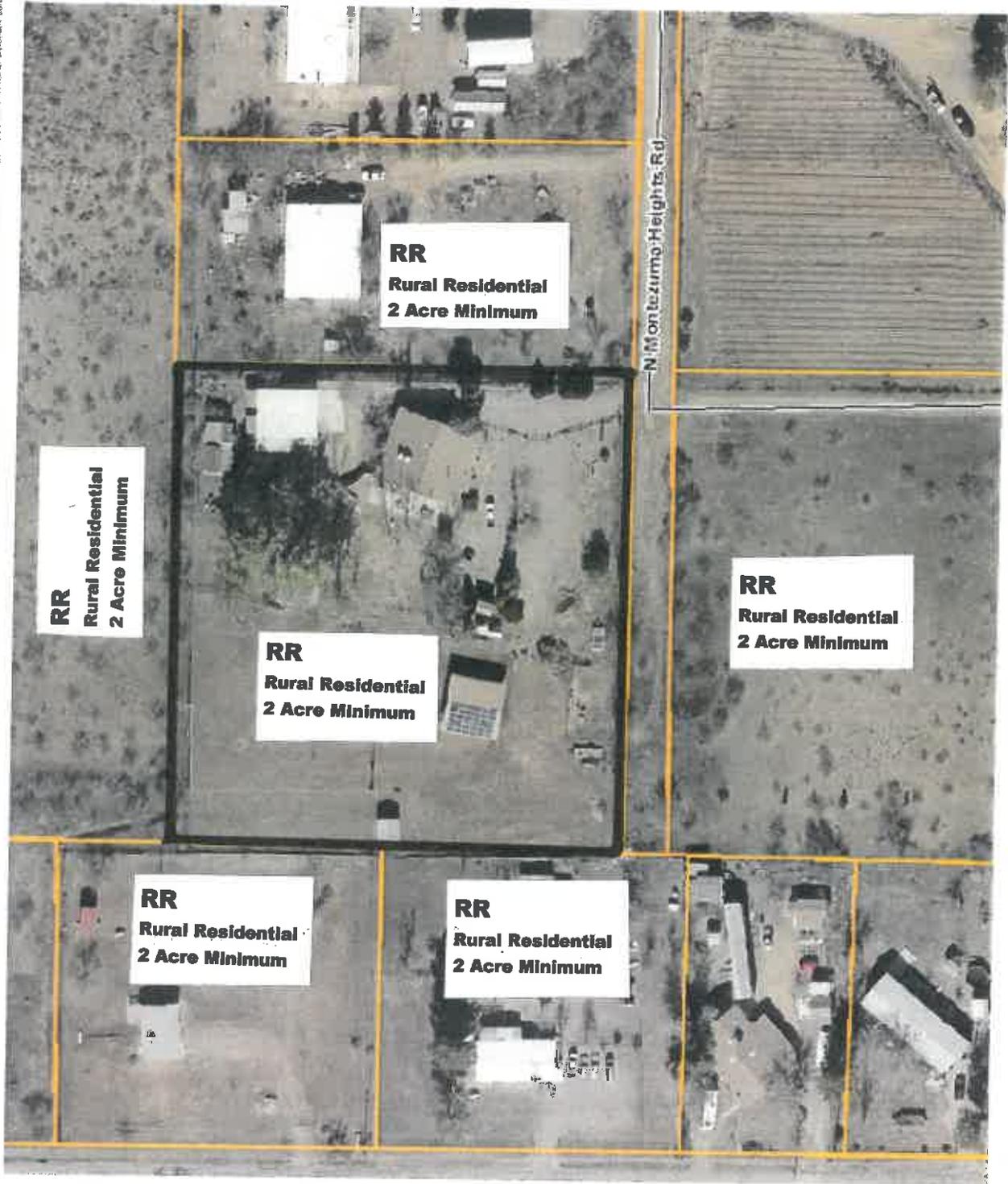
Vicinity Map



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: 4/13/2015

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: 4/14/2015

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 4/14/2015



Agenda Item Submission Form – Section I

Meeting Date: June 4, 2015 **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 for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) item D., RR (Residential-Rural) adding use to item (3) Uses and Structures subject to Use Permit. The Use added is "Agri-Tourism".

List Attached Documents: Text amendment DRAFT.

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 30 minutes

Reviews Completed by: Michael Jenkins, Community Development Director

Department Head: Town Attorney Comments:

Background Information: Currently under the Planning and Zoning Ordinance, the only Zoning District that allows for Agri-Tourism, with a Use Permit, is the Agricultural District. There is currently no properties within the corporate boundaries of Camp Verde with an Agricultural Zoning designation.

One of the requirements of the Agricultural Zoning District is to have a minimum of 5 Acres of land. There are numerous properties in Camp Verde that are less than 5 Acres and are predominantly being used for agricultural. Also, each and every zoning district in Camp Verde allows for Agriculture and Cultivation uses. Many of those properties are in the Residential – Rural District which requires a minimum Parcel size of (2) Acres.

The Town Manager and Economic Development Director have requested this text amendment to assist small grape farmers and wineries.

Recommended Motion: A motion to recommend to Council, for approval or denial, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) item D, RR (Residential-Rural) adding use to item (3) Uses and Structures subject to Use Permit. The Use added is "Agri-Tourism".

SECTION 103 - DEFINITION OF TERMS

ADULT CARE CENTER: An establishment enrolling four or more adults where fees or other forms of compensation for the temporary care of the adults are charged, and which is licensed and approved to operate by the State.

AGRICULTURE: The production, keeping or maintenance, for sale, lease or personal use, of plants or animals useful to man, including the breeding and grazing of any or all of such animals; or lands devoted to a soil conservation or forestry management program.

AGRITOURISM: Is the act of visiting a working farm, ranch, agricultural or horticultural agribusiness operation for the purpose of enjoyment, education or active involvement of visitors to experience a rural lifestyle. Visitors may participate in events and services related to agriculture which may take place on or off the farm or ranch, and that connect consumers with the heritage, natural resource or culinary experience they value. This may include but not limited to; farm stands or shops, U-pick, on-farm classes, fairs, festivals, pumpkin patches, wineries, barn dances, corn maze, hunting, fishing, guest ranches, agricultural tours, wildlife viewing or bird watching, wine tasting.

ALLEY: A passageway that has been dedicated or deeded for public use affording a secondary means of access to abutting property.

AMENDMENT: A change in the wording, context, or substance of these regulations or an addition, deletion, or a change in the zone boundaries or classifications upon the Zoning Map; Also a change in the wording, context, or other correction of a final plat.

ANALOGOUS: Similar or comparable.

ANIMALS:

- Farm/Livestock – animals, such as horses, ponies, mules, sheep, alpacas, goats, cattle; and poultry, such as chickens, ducks, geese and ostriches.
- Household – small domestic pets typically found in households, such as dogs, cats, hamsters, parakeets, parrots and tropical fish.

ANTIQUE: A collectible item, desired for its age, rarity or other unique feature.

APARTMENT: Any building or portion thereof that contains three or more dwelling units and, for the purpose of this Zoning Ordinance, includes apartment houses and apartment hotels.

APPLICANT: A person submitting an application for development.

APPLICATION FOR DEVELOPMENT: The application form and all required, accompanying documents and exhibits for development review purposes.

APPROVED PLAN: A plan, which has been granted final approval by the appropriate approving authority.

ASSEMBLY, CONSTRUCTION & PROCESSING PLANTS: Includes the following activities within a closed or partially closed buildings: machining, tooling, assembly, molding, decorating, cleaning, equipping, repairing, servicing, printing, publishing, welding, milling, planning, manufacturing, fabrication, processing, compounding, packaging, mixing, glazing, winding, binding, weaving, knitting, sewing, baking, cooking, roasting, pickling, brewing, distilling, salvage (but not wrecking), equipment, material and dead storage yards, plating, polishing,

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

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.

e. All uses with a valid Use Permit for expanded uses, including 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. Ord. 2013-A388

a- f. AgriTourism. Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:

- 1) Multiple points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample improved on-site parking for normal business activity and provision on site for special event overflow parking;
- 3) Adequate separation distance, limitation of hours of operation, and/or additional impact mitigation to ameliorate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
- 4) Provision for patrons' health, safety and comfort such as shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, security for persons and property.
- 5) A full two (2) acre (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism .

b-g. Facilities for the temporary housing of agricultural workers employed to work at the location for which the Use Permit is issued. (Manufactured, Modular or Site Built) Mobile Homes Prohibited See Part 3 Section 306 B.2.C)

e, h. Schools and training facilities for the purpose of teaching agriculture.

d- i. Museums, displays, demonstration projects and research facilities associated with agriculture.

e-j. Activities otherwise restricted by 2c.

f- k. Activities associated with the raising of animals and livestock per the requirements of Section 305 of this Zoning Ordinance with the following restrictions:

- 1) On site sales limited to those animals produced on site or raised on the property for at least one year.
- 2) No processing or packaging for sale activities permitted unless otherwise allowable as per A.R.S § 3-562 as they exist now or as they are amended from time to time.

g- l. Activities in excess of the requirements of Section 305 or the restrictions contained in f. (1) or (2).

Table 2-4: R-R Dimensional Standards

Zoning District	"R-R"
Minimum Lot Area (sq.ft.)	87,120' (2 acres)
Minimum Area/Dwelling (sq.ft.)	87,120' (2 acres)
Minimum Width OR Depth (feet)	225'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	15%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	25'
Minimum Side Yard Exterior (feet)	30'



Agenda Item Submission Form – Section I

Meeting Date: June 4, 2015

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 for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) H., C3 District (Commercial: heavy commercial), I. PM (Performance Industrial), J. M1 (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms.

List Attached Documents: DRAFT Text Amendment & “Automobile Definition”

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 30 minutes

Reviews Completed by: Michael Jenkins, Community Development Director

Department Head:

Town Attorney Comments:

Background Information: Currently under the Planning and Zoning Ordinance, Automobile Repair (Light) is a permitted use starting with the C2 (Commercial: General Sales and Services) District. The permitted use is also included in C3 District (Commercial: heavy commercial), the PM District (Performance Industrial), the M1 District (Industrial: General) and the M2 District (Industrial: Heavy). In looking at the definition of Automobile Repair (Light) in the Planning & Zoning Ordinance the following definition is provided as follows:

“General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least six feet in height, but excluding the following:

- Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining. (Such operations are permissible as an adjunct to repair only);
- Vehicle frame repair or major body or fender work;
- Any work on vehicles outside permitted structures or enclosures, unless on the service apron of a gasoline service station;
- Any unscreened outside storage of parts, materials, or disabled vehicles;
- Any draining or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method;
- Any hours of operation between ten p.m. and six a.m. within 300 feet of any parcel zoned or used for residential purposes;
- Any use or structure failing to comply with applicable local and state fire safety standards."

Starting with the C3 District and continuing as a permitted use through the PM, M1 & M2 Districts a Body and fender shop including paint booth within closed building are allowed. As you can see above, Vehicle frame repair or major body or fender work is prohibited under the Automobile Repair (Light) use. This is a conflict in the Ordinance.

It is apparent that the intent of the Planning & Zoning Ordinance is to allow those less intense and intrusive uses in zoning districts that allow residential uses and those uses that are more intense and intrusive be allowed in zoning districts that do not allow for residential uses. For example the C1 District (Neighborhood Sales and Services) allows for single family, multifamily and Group or Cluster dwellings. This zoning district does not allow for Body and Fender Shops, which is one of the more intense types of repair operations. The C2 District (General Sales and Services) also allows for single family, multifamily and Group or Cluster dwellings. Body and Fender Shops are not allowed.

The C3 District (Commercial: heavy commercial) does not allow for residential uses and this is the first district we see Body and Fender Shops allowed. Again, the more intense repair operations are only allowed in the non-residential commercial and industrial zones.

In order to provide a consistency within the Ordinance and to allow for those higher intense automobile repairs in certain zoning districts (C3, PM, M1 & M2), an additional permitted use is proposed as the "Automobile Repair (Heavy)" use.

Also, a definition for "Automobile Repair (Heavy) is proposed as follows:

"Automobile Repair (Heavy): Heavy repair of automobiles, light & heavy trucks, recreational vehicles, cycles, and stationary or portable machinery entirely within enclosed buildings including the following:

- Any fabrication by means or welding, cutting, heating, bending, molding, forging, grinding, milling, or machining.
- Vehicle frame repair.

The following items are not allowed:

- **Any unscreened outside storage of parts, materials, or disabled vehicles;**
- **Any drainage or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method.**
- **Any hours of operation between ten p.m. and six a.m. is prohibited if the business property is within 300 feet from any parcel zoned or used for residential purposes.**

Recommended Motion: A motion to recommend to Council, for approval or denial, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) H., C3 District (Commercial: heavy commercial), I. PM (Performance Industrial), J. M1 (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms.

Part 1, Section 103 – Definition of Terms

AUTOMOBILE REPAIR (HEAVY): Heavy repair of automobiles, light & heavy trucks, recreational vehicles, cycles, and stationary or portable machinery entirely within enclosed buildings including the following:

- Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining.
- Vehicle frame repair.

The following items are not allowed:

- Any unscreened outside storage of parts, materials, or disabled vehicles;
- Any drainage or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method;
- Any hours of operation between ten (10) p.m. and six (6) a.m. is prohibited if the business property is within 300 feet from any parcel zoned or used for residential purposes.

AUTOMOBILE REPAIR (LIGHT): General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least six feet in height, but excluding the following:

- Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining. (Such operations are permissible as an adjunct to repair only);
- Vehicle frame repair or major body or fender work;
- Any work on vehicles outside permitted structures or enclosures, unless on the service apron of a gasoline service station;
- Any unscreened outside storage of parts, materials, or disabled vehicles;
- Any draining or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method;
- Any hours of operation between ten p.m. and six am. Within 300 feet of any parcel zoned or used for residential purposes;
- Any use or structure failing to comply with applicable local and state fire safety standards.

H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Assembly, construction and processing plants.
- d. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- e. **Automobile repair (heavy)**
- e-~~f~~. **f**. Automobile repair (light).
- f-~~g~~. **g**. Automotive service stations.
- g-~~h~~. **h**. Baking and confection cooking for on-site sale only.
- h-~~i~~. **i**. Bars, tap rooms and nightclubs.
- i-~~j~~. **j**. Body and fender shops including a paint booth within closed building.
- j-~~k~~. **k**. Bottling plants confined to closed building.
- k-~~l~~. **l**. Bowling alleys and poolrooms.
- l-~~m~~. **m**. Business offices, banks and similar, including drive-through.
- m-~~n~~. **n**. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- n-~~o~~. **o**. Cleaning and dyeing plants within closed building.
- o-~~p~~. **p**. Commercial art galleries.
- p-~~q~~. **q**. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- q-~~r~~. **r**. Commercial bath and massage.
- r-~~s~~. **s**. Commercial parking facilities.
- s-~~t~~. **t**. Community parks, playgrounds or centers.
- t-~~u~~. **u**. Custom service and craft shops.
- u-~~v~~. **v**. Custom tire recapping.
- v-~~w~~. **w**. Custom warehouses within closed building and not including animals.
- w-~~x~~. **x**. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- x-~~y~~. **y**. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- y-~~z~~. **z**. Flood control facilities.
- z-~~aa~~. **aa**. Frozen food lockers.
- aa-~~bb~~. **bb**. Golf courses with accessory uses such as pro shops, shelters, rest rooms.

- ~~bb~~ cc. Historical Landmarks.
 - ~~cc~~ dd. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans
 - ~~dd~~ ee. Hotels and motels with five or more guest rooms.
 - ~~ee~~ ff. Keeping of farm animals, limited (See Section 305).
 - ~~ff~~ gg. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
 - ~~gg~~ hh. Lumber yards (prohibiting sawmill operations).
 - ~~hh~~ ii. Med Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304 (Definition: See Part 1 Section 103)
 - ~~ii~~ jj. Miniature golf establishment.
 - ~~jj~~ kk. Mortuary
 - ~~kk~~ ll. Nursery schools; day care centers (child or adult).
 - ~~ll~~ mm. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
 - ~~mm~~ nn. Open land carnival and recreation facilities (religious & educational institutions).
 - ~~nn~~ oo. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - ~~oo~~ pp. Personal services.
 - ~~pp~~ qq. Pet shops within closed building.
 - ~~qq~~ rr. Private clubs and lodges operated solely for the benefit of bona fide members.
 - ~~rr~~ ss. Public auction within closed building.
 - ~~ss~~ tt. Religious institutions (in permanent buildings).
 - ~~tt~~ uu. Restaurants and cafes, including drive-through.
 - ~~uu~~ vv. Retail sales.
 - ~~vv~~ ww. Sales (retail and wholesale) and rentals.
 - ~~ww~~ xx. Theaters, auditoriums, banquet and dance halls.
 - ~~xx~~ yy. Transportation terminal and transfer facilities within closed building.
 - ~~yy~~ zz. Veterinary services. Water distillation and bottling for retail sales only.
 - ~~zz~~ aaa. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 1. All such manufacturing and processing actively shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.
 2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.
 3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.
3. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.

- b. Outdoor recreation or assembly facilities.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
- d. Transmitter stations and towers for automatic transmitting.
- e. Revival tents and similar temporary operations. (See Section 601.D)
- f. 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.
- g. Cemeteries for human or animal interment (See Section 308).
- h. Public stables, livestock breeding, boarding and sales.

I. PM DISTRICT (Performance Industrial)

1. Purpose:

The PM District is intended to promote the development and operation of certain uses (such as, but not limited to, laboratories, light manufacturing and assembly) in a limited manner to foster residential compatibility in the vicinity of such industries. Restrictions on type of structures and uses, control on height and density, prohibitions against open land uses, mitigation of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and service or other uses that cater to the general public, as well as landscaping requirements, are established to protect the use and enjoyment of nearby dwelling units; however, prohibition of residential uses in the District, itself, is intended to reserve the PM zoned land for industrial development.

2. Permitted Uses and Structures: Provided such shall meet the intent and purpose of the District.

- a. Agriculture and cultivation.
- b. Assembly, construction and processing plants.
- ~~c.~~ **c. Automobile repair (heavy)**
- ~~d.~~ **d. Automobile repair (light).**
- ~~e.~~ **e. Body and fender shops including a paint booth within closed building.**
- ~~f.~~ **f. Bottling plants confined to closed building.**
- ~~g.~~ **g. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c**
- ~~h.~~ **h. Cemeteries for human or animal interment (See Section 308).**
- ~~i.~~ **i. Cleaning and dyeing plants within closed building.**
- ~~j.~~ **j. Commercial parking facilities.**
- ~~k.~~ **k. Community parks, playgrounds or centers.**
- ~~l.~~ **l. Custom service and craft shops.**
- ~~m.~~ **m. Custom tire recapping.**
- ~~n.~~ **n. Flood control facilities.**
- ~~o.~~ **o. Frozen food lockers.**
- ~~p.~~ **p. Historical Landmarks.**
- ~~q.~~ **q. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.**
- ~~r.~~ **r. Keeping of farm animals, limited (See Section 305).**
- ~~s.~~ **s. Lumber yards (prohibiting sawmill operations).**
- ~~t.~~ **t. Mortuary**
- ~~u.~~ **u. Motion picture productions, radio and television studios.**
- ~~v.~~ **v. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)**
- ~~w.~~ **w. Religious institutions (in permanent buildings).**
- ~~x.~~ **x. Warehouses.**

~~✗~~ y. Water distillation and bottling for retail sales only.

3. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Transmitter stations and towers for automatic transmitting.
- c. 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.

J. M1 DISTRICT (Industrial: General)

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

Permitted Uses and Structures:

- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- ~~d.~~ **d.** Automobile repair (heavy)
- ~~e.~~ **e.** Automobile repair (light).
- ~~f.~~ **f.** Body and fender shops including a paint booth within closed building.
- ~~f.~~ **g.** Bottling plants confined to closed building.
- ~~g.~~ **h.** Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited
See Part 3 Section 306 B.2.c.
- ~~h.~~ **i.** Cemeteries for human or animal interment (See Section 308).
- ~~i.~~ **j.** Cleaning and dyeing plants within closed building.
- ~~j.~~ **k.** Commercial parking facilities.
- ~~k.~~ **l.** Community parks, playgrounds or centers.
- ~~l.~~ **m.** Custom service and craft shops.
- ~~m.~~ **n.** Custom tire recapping
- ~~n.~~ **o.** Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- ~~e.~~ **p.** Flood control facilities.
- ~~p.~~ **q.** Frozen food lockers.
- ~~q.~~ **r.** Historical Landmarks.
- ~~r.~~ **s.** In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- ~~s.~~ **t.** Keeping of farm animals, limited (See Section 305).
- ~~t.~~ **u.** Lumber yards (prohibiting sawmill operations).

- u- **v.** Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304)
(Definition: See Part 1 Section 103)
- v- **w.** Mortuary
- w- **x.** Motion picture productions, radio and television studios.
- x- **y.** Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- y- **z.** Religious institutions (in permanent buildings).
- z- **aa.** Retail sales.
- aa- **bb.** Warehouses
- bb- **cc.** Water distillation and bottling for retail sales only.
- cc- **dd.** Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully
for wholesale distribution.

2. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Transmitter stations and towers for automatic transmitting.
- c. 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.

K. M2 DISTRICT (Industrial: Heavy)

1. Purpose:

The M2 Districts accommodate areas of concentrated fabrication, manufacturing, and industrial uses that are suitable based upon adjacent land uses, access to transportation, and the availability of public services and facilities. It is the intent of these districts to provide an environment for industries that is unencumbered by nearby residential or commercial development.

Permitted Uses and Structures:

- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- d. Automobile repair (heavy)**
- ~~d.~~ **e.** Automobile repair (light).
- ~~e.~~ **f.** Body and fender shops including a paint booth within closed building.
- ~~f.~~ **g.** Bottling plants confined to closed building.
- ~~g.~~ **h.** Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited
See Part 3 Section 306 B.2.c.
- ~~h.~~ **i.** Cemeteries for human or animal interment (See Section 308).
- ~~i.~~ **j.** Cleaning and dyeing plants within closed building.
- ~~j.~~ **k.** Commercial parking facilities.
- ~~k.~~ **l.** Community parks, playgrounds or centers.
- ~~l.~~ **m.** Custom service and craft shops.
- ~~m.~~ **n.** Custom tire recapping
- ~~n.~~ **o.** Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- ~~o.~~ **p.** Flood control facilities.
- ~~p.~~ **q.** Frozen food lockers.
- ~~q.~~ **r.** Historical Landmarks.
- ~~r.~~ **s.** In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- ~~s.~~ **t.** Keeping of farm animals, limited (See Section 305).
- ~~t.~~ **u.** Lumber yards (prohibiting sawmill operations).

- u- **v.** Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304)
(Definition: See Part 1 Section 103)
- v- **w.** Mortuary
- w- **x.** Motion picture productions, radio and television studios.
- x- **y.** Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- y- **z.** Religious institutions (in permanent buildings).
- z **aa.** Warehouses
- aa. **bb.** Water distillation and bottling for retail sales only.
- bb- **cc.** Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.

1. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Transmitter stations and towers for automatic transmitting.
- c. 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.



Agenda Item Submission Form – Section I

Meeting Date: June 4, 2015 **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 for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 3, Section 306, Mobile/Manufactured Home Parks.

- Changing B.1.b.4 from the current language from “Building Department” to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.
- Changing B.2.c from “Town of Camp Verde” (wording located two times in the paragraph) to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.

List Attached Documents: DRAFT Text amendments.

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 20 minutes

Reviews Completed by: Michael Jenkins, Community Development Director

Department Head: Town Attorney Comments:

Building Official

Background Information: Currently under the Planning and Zoning Ordinance, Mobile Homes that are already existing within the Town limits and are proposed to be moved from a private property or from one mobile/manufactured home park to another mobile/manufactured home park must be completely rehabilitated pursuant to a rehabilitation permit issued by the Town of Camp Verde. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Town of Camp Verde.

The proposed Text Amendment would change the entity responsible for the "Rehabilitation Permit" issuance and the "Certificate of Rehabilitation" issuance from the Town of Camp Verde to the "Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing".

In 2013, the Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing, recommended to the Town's Building Official that all Rehabilitation Permits and Certificates should be issued through their office since they would have the current state rehabilitation policies and certification tags required.

The proposed Text Amendment would take care of the issue at hand.

Recommended Motion: A motion to recommend to Council, for approval or denial, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 3, Section 306, Mobile/Manufactured Home Parks.

- Changing B.1.b.4 from the current language from the "Building Department" to "Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.
- Changing B.2.c from "Town of Camp Verde" (wording located two times in the paragraph) to " Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.

Part 3, Section 306 – Mobile/Manufactured Home Parks

B. Mobile/Manufactured Home and Recreational Vehicle Park Standards:

The following regulations shall apply with respect to mobile/manufactured home parks and all mobile or manufactured homes in a park:

1. Mobile/manufactured home and Recreational Vehicle parks shall be developed in accordance with the following:

a. Mobile/manufactured home and Recreational Vehicle parks shall provide for individual mobile/manufactured home or recreational vehicle spaces, access driveways, parking and open spaces for recreation.

b. Installation permits shall be issued only to those units that qualify under the current codes as a:

1) Manufactured Home. (HUD label, Arizona Office of Manufactured Housing)

2) Park models for placement in RV parks.

3) Factory built building used as a dwelling unit.

4) Mobile home. (Pre June 15, 1976 must have rehabilitation certification issued from ~~Building Department~~ Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.)

c. A current valid permit is required before installation or placement of an approved unit on a lot, subject to the following:.....

2. Mobile/Manufactured Homes: Installation and Maintenance Standards

c. Mobile homes existing within the Town limits to be moved from a private property or from one mobile/manufactured home park to another mobile/manufactured home park must be completely rehabilitated pursuant to a rehabilitation permit issued by the ~~Town of Camp Verde~~ Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the ~~Town of Camp Verde~~ Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing certifying that the mobile home was inspected on (date) by (qualified inspector named) and found to comply fully with mobile home rehabilitation standards prescribed by the ~~Arizona Department of Manufactured Housing~~ Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing and ~~Town of Camp Verde~~.