



AGENDA
SPECIAL SESSION/WORK SESSION
MAYOR AND COMMON COUNCIL
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 12, 2016 at 5:30 p.m.

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**

4. **Discussion and possible approval of a letter of support for a USDA Loan and Grant application for Bread of Life Mission. Staff Resource: Russ Martin**

5. **Discussion consideration and possible direction to staff regarding cultivation facilities for Medical Marijuana. Staff Resource: Russ Martin**

6. **Discussion, consideration and possible setting of a time, date and place to hold a Council Retreat relative to, but not limited to Strategic plan, Capital Improvement Plan, Review Process, Orientation and Goal setting.**

7. **Adjournment**

Posted by: Virginia Lewis Date/Time: 10-6-2016 4:00 p.m.
Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

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

Medical Marijuana Dispensaries
allowed only in the C2 Zoning District

G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)Automobile repair (light).Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bars, tap rooms and nightclubs.
- f. Bed and Breakfast, with on-site parking as required in Section 403E.
- g. Bowling alleys and poolrooms.
- h. Business offices, banks and similar; including drive-through.
- i. Commercial art galleries.
- j. Commercial bath and massage.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- o. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- p. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- t. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
 - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
 - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- u. Historical Landmarks.

- v. Home occupations (See Section 303).
- w. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- x. Hotels and motels with five or more guest rooms.
- y. Keeping of farm animals, limited (See Section 305).
- z. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- aa. Medical Marijuana Dispensaries (see Part 3 Section 304)
- bb. Miniature golf establishment.
- cc. Mortuary
- dd. Multiple dwelling units and apartment hotels in conformity with the minimum lot area requirements per dwelling unit for the District.
 - 1) No on-site incineration shall be permitted.
- ee. Nursery schools; day care centers (child or adult).
- ff. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- gg. Open land carnival and recreation facilities (religious & educational institutions).
- q. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- hh. Personal services.
- ii. Pet shops within enclosed buildings for the display and sale of household pets and other small animals provided that:
- jj. Private clubs and lodges operated solely for the benefit of bona fide members.
- kk. Religious institutions (in permanent buildings).
- ll. Restaurants and cafes, including drive-through.
- mm. Retail sales.
- nn. Sales (retail and wholesale) and rentals.
- oo. 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.
 - 1) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
 - 2) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
- pp. Theaters, auditoriums, banquet and dance halls.
- qq. Veterinary services.
- rr. Water distillation and bottling for retail sales only.

- ss. 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 activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
 - 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
 - 3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

- 2. 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. *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.

Medical Marijuana Dispensary Off-Site
Cultivation Facilities allowed only in the C3 Zoning
M1 & M2 Zoning Districts

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) (2015-A407)
- f. Automobile repair (light).
- g. Automotive service stations.
- h. Baking and confection cooking for on-site sale only.
- i. Bars, tap rooms and nightclubs.
- j. Body and fender shops including a paint booth within closed building.
- k. Bottling plants confined to closed building.
- l. Bowling alleys and poolrooms.
- m. Business offices, banks and similar; including drive-through.
- n. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- o. Cleaning and dyeing plants within closed building.
- p. Commercial art galleries.
- q. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- r. Commercial bath and massage.
- s. Commercial parking facilities.
- t. Community parks, playgrounds or centers.
- u. Custom service and craft shops.
- v. Custom tire recapping.
- w. Custom warehouses within closed building and not including animals.
- x. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- y. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- z. Flood control facilities.

- aa. Frozen food lockers.
- bb. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- cc. Historical Landmarks.
- dd. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ee. Hotels and motels with five or more guest rooms. *THIS INCLUDES BREWERY AND DISTILLARY*
- ff. Keeping of farm animals, limited (See Section 305).
- gg. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- hh. Lumber yards (prohibiting sawmill operations).
- ii. Med Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
- jj. Miniature golf establishment.
- kk. Mortuary
- ll. Nursery schools; day care centers (child or adult).
- mm. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- nn. Open land carnival and recreation facilities (religious & educational institutions).
- oo. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- pp. Personal services.
- qq. Pet shops within closed building.
- rr. Private clubs and lodges operated solely for the benefit of bona fide members.
- ss. Public auction within closed building.
- tt. Religious institutions (in permanent buildings).
- uu. Restaurants and cafes, including drive-through.
- vv. Retail sales.
- ww. Sales (retail and wholesale) and rentals.
- xx. Theaters, auditoriums, banquet and dance halls.
- yy. Transportation terminal and transfer facilities within closed building.
- zz. Veterinary services. Water distillation and bottling for retail sales only.
- 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.

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. Automobile repair (heavy) (2015-A407)
- e. Automobile repair (light).
- f. Body and fender shops including a paint booth within closed building.
- g. Bottling plants confined to closed building.
- h. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- i. Cemeteries for human or animal interment (See Section 308).
- j. Cleaning and dyeing plants within closed building.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Custom tire recapping.
- 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.
- p. Flood control facilities.
- q. Frozen food lockers.
- r. Historical Landmarks.
- s. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- t. Keeping of farm animals, limited (See Section 305).
- u. Lumber yards (prohibiting sawmill operations).

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

2. 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) (2015-A407)
- e. Automobile repair (light).
- f. Body and fender shops including a paint booth within closed building.
- g. Bottling plants confined to closed building.
- h. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- i. Cemeteries for human or animal interment (See Section 308).
- j. Cleaning and dyeing plants within closed building.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Custom tire recapping.
- 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.
- p. Flood control facilities.
- q. Frozen food lockers.
- r. Historical Landmarks.
- s. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- t. Keeping of farm animals, limited (See Section 305).
- u. Lumber yards (prohibiting sawmill operations).
- v. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)

Medical Marijuana Dispensary & Off-Site Cultivation Facility Requirements

SECTION 304 – MEDICAL MARIJUANA FACILITIES

The requirements as listed below will apply to both Medical Marijuana Dispensaries and Medical Marijuana Dispensary Off-site Cultivation Location/Facility.

A. Requirements

1. In addition to the rules of the Arizona Department of Health Services, all Medical Marijuana Dispensaries and Medical Marijuana Dispensary Off-Site Cultivation Location/Facilities shall be no less than 500' from any Day Care facility for children.
2. Medical Marijuana Infusion facilities shall only be permitted within a Medical Marijuana Dispensary or at a Medical Marijuana Dispensary Off-Site Cultivation Location.

B. SEE PART 1 SECTION 103 FOR THE FOLLOWING DEFINITION OF TERMS:

1. Medical Marijuana (see Part 1 Section 103)
2. Medical Marijuana Designated Caregiver Cultivation Location. (see Part 1 Section 103)
3. Medical Marijuana Dispensary. (see Part 1 Section 103)
4. Medical Marijuana Dispensary Off-Site Cultivation Location. (see Part 1 Section 103)
5. Medical Marijuana Infusion Facility. (see Part 1 Section 103)
6. Medical Marijuana Qualifying Patient. (see Part 1 Section 103)
7. Medical Marijuana Qualifying Patient Cultivation Location. (see Part 1 Section 103)

SECTION 305 - ANIMALS

Keeping of farm animals in appropriate locations and circumstances is regarded as being consistent with the Town's rural character. However, the number, size, type or manner in which animals are maintained on any parcel shall not impair the enjoyment or use of nearby properties or violate other legal restrictions to which the properties are subject. Any lot where farm animals are kept must be not less than one-half acre (21,780 sq ft.) in area.

A. Allowed Livestock:

Any of the species listed below which are cared for by the property owner or occupant according to the following Animal Points. All livestock activity within the Town limits will be considered an accessory use to the principal use on any parcel except in the Agriculture District.

1. Lots of one-half acre to one acre in area may maintain animals totaling up to 24 points as set forth below.
2. Lots of one acre or more may increase the allowable number of points by an increment of six points for each additional, contiguous quarter acre.