



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S MAIN ST STE 106
THURSDAY OCTOBER 8, 2026, at 6:00 P.M.

ZOOM MEETING LINK

<https://us02web.zoom.us/j/82409450911?pwd=KnsG13ReuwyixoPBp59rmF0zMOQEpT.1>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 824 0945 0911

Passcode: 761612

- 1. Call to Order**
- 2. Roll Call.** Commissioner Monte Pierce, Commissioner Jane Whitmire, Commissioner David Gressly, Commissioner Crisi Clark, Commissioner Jack Confer, Vice Chairperson Todd Scantlebury, Chairperson Bill Tippet.
- 3. Pledge of Allegiance**
- 4. Consent Agenda** - All 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 a separate item if a member of the Commission requests it.
 - a. Approval of Minutes:**
 - 1) Regular Session – August 27, 2026 pg. 3
 - 2) Work Session – September 3, 2026 pg. 9
 - b. Set Next Meeting, Date(s) and Time(s):**
 - 1) Regular Session – October 22, 2026 at 6:00 p.m. - Cancelled
 - 2) Work Session – October 29, 2026 at 5:00 p.m.
 - 3) Regular Session – November 12, 2026 at 6:00 p.m.
- 5. Training regarding Open Meeting Law for the Planning and Zoning Commission.** Staff Resource: Christian Green
- 6. Discussion regarding use standards for Agritourism Use Permits and the Ag Zoning District as part of the comprehensive Planning & Zoning Ordinance update.** Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire. pg. 11
- 7. Adjournment**

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.



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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.



DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, AUGUST 27, 2026, at 6:00 P.M.

1. Call to Order

Chairman Tippet called the meeting to order at 6:00 p.m.

2. Roll Call. Commissioner Monte Pierce, Commissioner Jane Whitmire, Vice Chair Todd Scantlebury (absent), Commissioner Crisi Clark, Commissioner David Gressly, Commissioner Jack Confer, Chairman Bill Tippet.

Also Present: Development Services Director Christian Green, Planner II Cory Mulcaire, Town Attorney John Paladini, and Administrative Assistant Conner Bustamante.

3. Pledge of Allegiance

Commissioner Whitmire led the Pledge of Allegiance.

4. Consent Agenda - All 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 a separate item if a member of the Commission requests it.

a. Approval of Minutes:

1) Regular Session – July 9, 2026

b. Set Next Meeting, Date(s) and Time(s):

1) Regular Session – September 10, 2026 at 6:00 p.m.

2) Regular Session – September 24, 2026 at 6:00 p.m.

Chairman Tippet noted that he would not be attending the September 10, 2026, Regular Session, and that Vice Chair Scantlebury would chair that meeting.

On a **motion** made by Commissioner Whitmire, seconded by Commissioner Clark, the Commission **moved to approve** the consent agenda as presented.

Roll Call Vote:

Commissioner Pierce: aye

Commissioner Gressly: aye

Commissioner Confer: aye

Commissioner Whitmire: aye



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Commissioner Clark: aye

Vice Chair Scantlebury: absent

Chairperson Tippet: aye

Motion Carried 6-0.

5. **Call to the Public for items not on the agenda** – Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda except to set them for consideration at a future date.

There was no public comment.

6. **Public Hearing – Use Permit #2025-0008 (Resolution 2026-1216): Discussion, consideration, and possible recommendation to the Town Council regarding Resolution 2026-1216, a request for Use Permit #2025-0008 to allow the operation of an RV park with conditions on property located at 2025 W. Reservation Loop Road (APN 403-17-006L).**

Per Town Council direction, this item is remanded to the Planning and Zoning Commission to review its May 14, 2026, unanimous recommendation (6-0) for denial. The Commission is requested to provide updated recommendations, including specific findings of fact for both approval or denial, for Resolution 2026-1216. Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire.

The Commission discussed the Conditional Use Permit application for Jackpot Ranch and considered concerns raised by neighboring property owners regarding the proposed RV sites, including proximity to residences, visual and noise impacts, lighting, traffic, fire safety, flooding, wastewater, groundwater, and emergency access. A proposed site-plan modification was discussed that would increase the separation between the RV sites and neighboring properties and provide a landscaped buffer consisting of trees and shrubs. Commissioners also discussed conditions addressing generators, nighttime noise, lighting, landscaping, water use, outdoor cooking and fire restrictions, special-event permits, traffic, and other site and operational requirements.

The Commission also discussed the applicability of the Town's 2025 code amendment restricting RV parks and whether the application was subject to the regulations in effect when it was submitted in April 2025. Town legal counsel explained the distinction between vested-rights issues and diminution-of-value considerations under Arizona law and advised the Commission to focus its recommendation on factual findings regarding land-use impacts and whether proposed conditions would adequately or substantially mitigate those impacts. Questions were raised regarding when the application became complete, payment of fees, and whether subsequent amendments affected the application's filing date.

Commissioners discussed the 2016 General Plan and the requirement to maintain the low-density and rural character of the applicable area. One Commissioner stated that, in their view, the proposed use and conditions were inconsistent with the General Plan and indicated an



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intention to vote against the recommendation. Other Commissioners stated that the proposed conditions would provide the Town with greater oversight and would substantially mitigate the impacts of the identified. The importance of consistent enforcement of the conditions was also discussed, particularly given concerns about past enforcement practices. Staff explained that special-event permitting would provide an additional mechanism for notifying law enforcement, fire personnel, and code enforcement of events occurring on the property.

Chairperson Tippet opened the public hearing at 7:01 p.m.

Public Comment:

Alain Torres spoke in favor of this item.

Ryna Rock, Cheryl Eichhorn, Ty Strout, Kathy Magaña, Aleta Buck, Tim Kendall, and Suzanne L. Martin spoke in opposition of this item.

Chairperson Tippet closed the public hearing at 7:29 p.m.

Following discussion, the Commission recommended approval of the Conditional Use Permit with the previously recommended conditions and additional conditions discussed during the meeting, including enhanced landscaping and buffering, operational restrictions, fire and lighting requirements, special-event permitting, and other mitigation measures.

Town Attorney Paladini and Director Green responded to questions from the Commission.

On a **motion** made by Chairperson Tippet, seconded by Commissioner Clark, the Commission **moved to approve** Resolution 2026-1216, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for Use Permit #2025-008. A Use Permit to operate an RV Park.

Roll Call Vote:

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: nay
Commissioner Whitmire: aye
Commissioner Clark: aye
Vice Chair Scantlebury: absent
Chairperson Tippet: aye
Motion Carried 5-1.

- 7. Current Events** – Individual members of the Commission may provide brief summaries of current 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.

The Commission reported on current events and activities.



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Commissioner Confer requested that a previous discussion regarding a non-compliance list be placed on a future agenda for review. Staff had previously reviewed individual permits to determine compliance and organized the findings. The Commission agreed that bringing the matter back as a future agenda item would provide an opportunity to review the status of compliance and update newer Commission members.

Staff Comments – Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.

Director Green provided updates on upcoming Town events and ongoing projects, including the Town's 40th Anniversary Celebration scheduled for September 12. Director Green and Planner II Mulcaire also reported that the comprehensive code update is approximately 80% complete, with the agricultural and agritourism sections currently being incorporated and reviewed. The Commission is expected to receive the complete ordinance by December 10 for review, with consideration by the Town Council anticipated in January and an effective date in early February. Planner II Mulcaire noted that the timeline has been delayed due to administrative changes in direction but remains close to the revised schedule.

Director Green and Planner II Mulcaire explained that the code update is being developed using examples and best practices from other jurisdictions, including Queen Creek, Prescott, and Virginia, particularly for agricultural and agritourism regulations. A consultant with relevant experience will review the draft after the Commission has provided its comments to help identify any areas that may need additional attention. Staff emphasized that the update is intended to address current land-use issues and provide clearer regulations for matters such as RV uses, agriculture, and agritourism.

Chairperson Tippettt concluded by thanking the Commission members and Mr. Paladini for their participation and work during the meeting.

8. Adjournment

Chairperson Tippettt adjourned the meeting at 9:29PM.

Chairperson Bill Tippettt

Attest: Planner II Cory Mulcaire

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Town



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Council of Camp Verde, Arizona, held on August 27, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

Cory Mulcaire, Planner II

DRAFT

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DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
WORK SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, SEPTEMBER 3, 2026, at 5:00 P.M.

1. Call to Order

Chairman Tippettt called the meeting to order at 5:00 p.m.

2. Roll Call. Commissioner Monte Pierce(absent), Commissioner David Gressly (absent), Commissioner Jack Confer(absent), Commissioner Jane Whitmire, Commissioner Crisi Clark, Vice Chairman Todd Scantlebury, Chairperson Bill Tippettt.

Also Present: Development Services Director Christian Green and Planner II Cory Mulcaire, TAG members Tanner Bryson, Vice Mayor Wendy Escoffier and Mayor Marie Moore.

3. Pledge of Allegiance

Commissioner Whitmire led the Pledge of Allegiance.

4. Discussion regarding Revised Use Standards for Conditional Use Permits as part of the comprehensive Planning & Zoning Ordinance update. Staff resource: Development Services Director Christian Green and Planner II Cory Mulcaire

The group discussed and revised the draft use standards for Conditional Use Permits.

5. Adjournment

Chairperson Tippettt adjourned the meeting at 6:27 PM.

Chairperson Bill Tippettt

Attest: Acting Senior Planner Mulcaire

CERTIFICATION



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on September 3, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

Cory Mulcaire, Acting Senior Planner

DRAFT



Planning and Zoning Commission Agenda Information Memorandum

Meeting Date: Thursday October 8, 2026

Agenda Item Type:

- | | | |
|---|---|---|
| ☐ Consent Agenda | ☐ Informational Presentation | ☒ Discussion Item |
| ☐ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Community Development **Staff Resource:** Development Services Director
Christian Green
Planner II Cory Mulcaire

Agenda Title: Public Hearing – Discussion regarding use standards for Agritourism Use Permits and the Ag Zoning District as part of the comprehensive Planning & Zoning Ordinance update.

Attached Documents:

- Draft Agritourism Use Standards
- Draft Ag Zoning District

Estimated Presentation Time: 15 minutes **Estimated Discussion Time:** 1 hour

Reviewed By:

- | | | | | |
|---------------------------------------|--------------------------------|--|----------------------------------|---------------------------------|
| ☐ Town Manager | ☐ Legal | ☐ Risk Management | ☐ Finance | ☐ Other: |
|---------------------------------------|--------------------------------|--|----------------------------------|---------------------------------|

Financial Review (if applicable): N/A

- | | | | | |
|---------------------------------------|------------------------------|-----------------------------|---|---------------------------------|
| • Funding Source / GL Account Number: | | | | |
| • Approved in the FY27 Budget? | ☐ Yes | ☐ No | ☒ N/A | ☐ Other: |
| • Is this an approved CIP Project? | ☐ Yes | ☐ No | ☒ N/A | ☐ Other: |

Background Information:

As part of the Planning and Zoning Ordinance comprehensive update, Town Staff has drafted new Agritourism Use Permit conditions as well as Ag Zoning District standards for review.

Question(s) before the Commission and Technical Advisory Group:

- Does the Planning and Zoning Commission or TAG have any questions or recommendations regarding the conditions?

ARTICLE 6 — AGRITOURISM USE STANDARDS

6.1 Legislative Authority and Purpose

A. Intent

1. The intent of this section is to promote economic development, agritourism and the preservation of Camp Verde's open spaces and rural heritage. These standards provide a clear, dual-path regulatory pipeline that *also implements the agricultural-preservation, economic-development and rural-character goals of the Town of Camp Verde 2026 General Plan (Vision 2050)*.
 - a. Maintains a streamlined, private-side administrative approval track for accessory agritourism uses on working farms.
 - b. Enforces a transparent, criteria-driven Use Permit process when an operation's scale triggers clear public health, safety or logistical infrastructure concerns.

B. Statutory Framework

This Article aligns with A.R.S. § 9-462.01 (Municipal Zoning Powers) and with A.R.S. § 3-111(2), which defines "agritourism," and A.R.S. § 42-12151(12), which classifies qualifying agritourism land as agricultural real property and integrates the risk mitigation philosophy found in advanced right-to-farm frameworks. It establishes clear boundaries where municipal safety oversight (building, fire, wastewater) applies to public-facing agritourism infrastructure. Where state law limits municipal regulation of qualifying agricultural or agritourism operations, this Article shall be construed consistently with those limits.

6.2 Definitions and Tiered Use Matrix

A. Core Definitions

1. Bona Fide Agricultural Operation: A farming, ranching or orchard tract consisting of a minimum of two and one-half (2.5) acres under active cultivation or livestock management, verified by an IRS Schedule F, business plan or state agricultural designation. Land qualifying as agricultural real property under A.R.S. § 42-12151 shall be presumed to satisfy this definition.
2. Accessory Agritourism Activity: Any activity that allows members of the general public, for recreational or educational purposes, to view, enjoy or participate in rural activities, including farming, ranching, historical, cultural, u-pick, harvest-your-own produce and natural activities and attractions (e.g., U-Pick operations, farm tours, agricultural education), consistent with the definition of "agritourism" in A.R.S. § 3-111(2).
3. Agritourism Event / High Impact Use: Any temporary or recurring assembly at an agricultural location that departs from standard daily operations and introduces intensive commercial elements, including weddings, music festivals, or large-scale farm-to-table dining events.

B. Tiered Use Table

To maximize administrative efficiency, development approvals are partitioned into three (3) distinct operational tiers based on the scale of the use and its impact on infrastructure. These standards apply within the Agricultural (A) zoning district and any other district in which

agritourism is listed as a permitted or conditional use [cross-reference to the district use tables of the updated ordinance].

Development Tier	Core Criteria	Permitted Activities	Approval Track
Tier 1: Permitted Accessory	Minimum 2.5 contiguous acres Active agricultural production Daily traffic < 50 vehicles	Farm tours & demos U-Pick operations On-site raw agricultural sales Educational workshops	Administrative Sign-off Exemption from standard site plan review. Subject only to basic access/safety validation. Annual self-certification of continued compliance is recommended [Town to confirm].
Tier 2: Minor Agritourism (Hybrid Model)	Minimum 2.5 contiguous acres Regular public interface Daily traffic 51–150 vehicles	Farm-to-table dining (< 50 guests) Farm stays (no more than two (2) lodging units; see Section 6.7) Retail sales (up to 25% non-ag items) Tasting rooms (accessory to vineyard) (tasting rooms associated with production facilities remain subject to Section 6.6)	Staff-Level Administrative Use Permit Reviewed by Development Services Director. Subject to explicit performance standards. Notice of administratively approved permits posted on the Town website and published in a newspaper of general circulation, consistent with the notice-and-quarterly-reporting approach discussed by the Town Council in response to HB 2447.
Tier 3: Major / Conditional	Minimum five (5) acres Over 150 vehicles/day Amplified outdoor sound	Commercial weddings and private parties Concerts / festivals	Conditional Use Permit

		Large-scale non-ag retail sales Corporate retreat centers	Public hearing pipeline: Planning & Zoning Commission review followed by Town Council final action.
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Note: Tier thresholds are cumulative — any activity meeting a Tier 3 trigger in Section 6.4 requires a CUP regardless of the operator’s requested tier.

6.3 Tier 1 and Tier 2 Administrative Performance Standards

Properties operating under Tier 1 or Tier 2 must self-execute and maintain compliance with the following private-side operational standards. Failure to meet these criteria automatically routes the use to Tier 3 evaluation.

A. Verification of Agriculture

Applicants requesting Tier 1 or Tier 2 status must submit verifiable documentation of active agricultural operations to the Town of Camp Verde Development Services Department. Valid documentation includes:

1. An active IRS Schedule F (Profit and Loss Form Farming)
2. Arizona Department of Agriculture livestock brand and grazing leases.
3. A comprehensive, three (3) year agricultural business plan (for newly established operations).
4. Other comparable documentation acceptable to the Development Services Director, including evidence of agricultural use classification under A.R.S. Title 42.

B. Site Design and Access

1. **Setbacks.** All structural enhancements dedicated to agritourism public use (e.g., farm stands, tasting rooms, event staging areas) must maintain a minimum setback of 100 feet from all property lines. High-density processing facilities must maintain a 200-foot setback. [NOTE: We need to reconcile these setbacks with Sections 6.6 (100 ft from property lines / 200 ft from adjacent dwellings) and 6.7 (50 ft / 100 ft). A single setback table applied to all agritourism uses is recommended before adoption.]
2. **Parking Infrastructure.** All parking must be accommodated entirely on site. Street parking along public rights-of-way is strictly prohibited. Parking surfaces may remain unpaved to preserve rural character but must be treated to mitigate dust.
3. **Dark Sky Compliance.** All outdoor illumination must comply with the Town’s Dark Sky standards. Fixtures must be fully shielded, downward-directed, and utilize low-lumen, warm-spectrum light sources to minimize light pollution and preserve the night sky.

6.4 Tier 3 Conditional Use Permit (CUP) Trigger Criteria

A Tier 3 Conditional Use Permit is required when a proposed agritourism activity introduces intensive commercial use patterns that impact public infrastructure or adjacent residential zones. The following criteria serve as explicit triggers for a full CUP review:

A. Traffic and Logistical Thresholds

1. **Volume:** Any agritourism use projected to generate more than 150 vehicular trips per day, or any event format expecting more than 100 vehicles present at a single time.
2. **Right-of-Way Access:** Any operation utilizing a shared, unpaved private easement for public access. Applicants must provide a recorded Road Maintenance Agreement or demonstrate clear, unencumbered access to a dedicated collector or arterial street.

B. Amplified Sound and Event Operations

1. **Amplified Music:** Any outdoor use utilizing amplified sound systems or live bands must secure a CUP.
2. **Sound Windows:** Outdoor amplified music is confined to a maximum operating window of 7:00 a.m. to 10:00 p.m. Sound levels must not exceed the maximum limits established by the Town's general noise ordinance when measured at the property line.
3. **Frequency of Events:** Regular commercial event hosting (such as commercial weddings or non-profit festivals) occurring more than 6 times per calendar year requires a CUP.

C. Environmental Health and Sanitation

1. **Wastewater Management:** Uses requiring permanent public restrooms or commercial food preparation must receive full Yavapai County Environmental Services or ADEQ approval for onsite wastewater treatment systems (OWTS). Portable sanitation units are permitted only for temporary events not exceeding 72 consecutive hours.

6.5 Administrative Process and Enforcement

A. The Administrative Track (Tiers 1 & 2)

1. **Submission:** The operator submits an Agritourism Declaration form along with supporting agricultural documentation and a basic plot plan showing parking, setbacks and structures.
2. **Review Horizon:** The Development Services staff conduct an expedited, **15-day administrative check** to verify compliance with performance standards.
3. **Determination:** If the standards are met, administrative clearance is issued. No public hearing or structural building permits are required for basic agricultural exemptions, though life-safety field inspections (such as clear fire access paths) may be conducted. The Town will publish notice of administratively approved declarations on the Town website and in a newspaper of general circulation and will provide quarterly summary reports to the Planning and Zoning Commission and Town Council, consistent with the notice-and-reporting approach recommended by Town staff in response to HB 2447.

B. Conditional Use Track (Tier 3)

1. **Pre-Application:** The applicant meets with Planning staff to define the project scope, traffic mitigation strategies, and site design parameters.
2. **Public Notification:** In accordance with statutory public notice requirements, the applicant must post physical notification signs on the property fifteen (15) days prior to the public hearing. The Town will mail notification letters to all property owners within [300 feet or the radius specified in the updated ordinance] of the site.

3. **Adjudication:** The Planning and Zoning Commission evaluates the staff analysis and holds a public hearing to issue a formal recommendation. The Town Council then retains final authority to approve, conditionally modify or deny the CUP application.

C. Operational Enforcement & Revocation

Any approved Agritourism Use Permit or CUP is subject to regular compliance monitoring. The Development Services Director retains the authority to initiate a formal review or suspension of an operating clearance if code enforcement investigations reveal documented violations of traffic, lighting, noise or sanitation.

Before any clearance, permit or CUP is suspended or revoked, the operator shall receive written notice of the alleged violation and a cure period of not less than thirty (30) days to correct it. Any suspension or revocation may be appealed to the Board of Adjustment within thirty (30) days of the determination.

6.6 Breweries, Distilleries and Wineries

The regulations in this section apply to all breweries, distilleries, and wineries operating under a Conditional Use Permit (CUP) within the Town. These uses must balance production logistics with community compatibility. Exception: a tasting room accessory to on-site agricultural production, with no production or processing facility on site, may instead be approved as a Tier 2 use pursuant to Section 6.2.B.

1. Agricultural Production Requirement

- a. **Direct Connection:** The applicant must demonstrate and maintain a direct, functional connection to regional agricultural production through one or more of the following:
 - 1) Cultivation of grapes, grain, hops, fruits, herbs, agave, or other agricultural products on the subject property.
 - 2) Cultivation of agricultural products on land owned or leased by the applicant within the Verde Valley region.
 - 3) Procurement of agricultural products from local or regional agricultural producers.
- b. **Continuity of Operations:** Agricultural production shall remain an active component of the operation throughout the life of the Conditional Use Permit.

2. Site Area and Location Standards

- a. **Minimum Lot Area:** The minimum parcel size shall be two and one-half (2.5) acres.
- b. **Site Access:** The property must consist of a legally configured lot featuring direct access to a public roadway or an approved private roadway engineered to safely accommodate emergency response vehicles.
- c. **Repurposing Existing Infrastructure:** Existing agricultural structures (e.g., barns, sheds) may be utilized or retrofitted for use as tasting rooms, processing areas, storage facilities, bottling lines, or retail space, provided they are brought into full compliance with applicable building and fire safety codes.

3. Setbacks and Buffering

- a. **Core Setbacks:** Production buildings, tasting rooms and event facilities shall maintain a minimum setback of:

- 1) One hundred (100) feet from all property lines
 - 2) Two hundred (200) feet from existing residential dwellings located on adjacent properties.
- b. **Natural Screening:** Existing agricultural vegetation, orchards, vineyards and natural vegetation may be utilized to satisfy buffering requirements.
4. **Lighting**
 - a. Outdoor lighting shall be fully shielded and directed downward.
 - b. Lighting shall comply with dark sky standards.
 - c. Event lighting shall be extinguished no later than 10:00 p.m.
5. **Noise**
 - a. Activities shall be conducted in a manner that does not create unreasonable noise impacts on surrounding properties.
 - b. Outdoor amplified music associated with events shall conclude at 10:00 p.m.
6. **Parking and Traffic**
 - a. Off-street parking shall be provided in accordance with the requirements of this Ordinance.
 - b. Parking areas may utilize stabilized aggregate where approved by the Town Engineer.
 - c. The applicant shall demonstrate adequate ingress and egress for customers, employees, deliveries and emergency vehicles.
 - d. A Traffic Impact Analysis may be required at the discretion of the Development Services Director and/or Town Engineer.
7. **Hours of Operation**
 - a. Production activities may occur as required for best harvesting of the crop.
 - b. Special events shall conclude no later than 10:00 p.m.
8. **Production and Processing Standards**
 - a. Processing, fermentation, distillation, bottling, packaging, storage and distribution activities shall occur within enclosed buildings unless otherwise approved through the Conditional Use Permit.
 - b. Outdoor storage of equipment, materials and supplies shall be screened from public roadways and adjacent properties.
 - c. The applicant shall comply with all federal, state, county and local licensing requirements.
9. **Tasting Rooms and Retail Sales**
 - a. On-site tasting rooms shall be permitted as an accessory use.
 - b. Retail sale of products produced on-site shall be permitted.
 - c. Retail sales of merchandise, food products and agricultural products shall be limited to items customarily associated with the operation.
 - d. Food service may be permitted as an accessory use subject to applicable health regulations. Liquor service requires applicable licenses from the Arizona Department of Liquor Licenses and Control.

10. Special Events

- a. Weddings, festivals, harvest celebrations, concerts, educational programs and similar agritourism events may be permitted as part of the Conditional Use Permit.
- b. The applicant shall identify:
 - 1) Maximum attendance
 - 2) Parking accommodations
 - 3) Traffic management plan
 - 4) Hours of operation
 - 5) Event frequency
- c. The Planning and Zoning Commission and Town Council may establish attendance limits and event frequency limitations as conditions of approval.

11. Water Conservation, Environmental and Resource Protection

- a. The applicant shall demonstrate an adequate and sustainable water supply for agricultural and commercial operations.
- b. A water conservation plan may be required as a condition, if located adjacent to and within one (1) mile of the Verde River, identifying:
 - 1) Estimated annual water demand
 - 2) Irrigation methods
 - 3) Water conservation measures
 - 4) Wastewater management practices (if applicable)
 - 5) Opportunities for reclaimed water use
- c. Agricultural irrigation systems shall utilize water-efficient practices where feasible.
- d. The applicant shall implement measures to reduce water consumption.
- e. Landscaping shall utilize native and drought-tolerant vegetation.

6.7 Agritourism Lodging and Accommodations

Agritourism Lodging and Accommodations shall require approval of a Conditional Use Permit in agricultural zoning districts. Agritourism lodging shall be accessory to and associated with an active agricultural operation. Agritourism lodging may include: farm stays, ranch stays, guest cabins, glamping accommodations, casitas, guest cottages, and bunkhouses. Hotels, motels, resorts, multifamily residential developments and other intensive commercial lodging facilities shall not be considered Agritourism Lodging and Accommodations. Exception: farm stays and ranch stays of not more than two (2) lodging units on qualifying parcels may be approved administratively as a Tier 2 use pursuant to Section 6.2.B; all other agritourism lodging requires a CUP.

1. Agricultural Production Requirement

- a. The applicant shall demonstrate a direct connection to agricultural production through one or more of the following:
 - 1) Cultivation of grapes, grain, hops, fruits, herbs, agave, or other agricultural products on the subject property.

- 2) Cultivation of agricultural products on land owned or leased by the applicant within the Verde Valley region.
- 3) Procurement of agricultural products from local or regional agricultural producers.

2. Site and Location Standards

- a. All lodging units shall comply with applicable building, fire, health and safety regulations.
- b. The development shall preserve agricultural lands and productive soils to the maximum extent.
- c. Existing agricultural infrastructure, including irrigation systems, ditches and access roads, shall be maintained or relocated in a manner approved by the appropriate entity.
- d. Development shall be designed to minimize grading and disturbance of native vegetation.
- e. The maximum number of lodging units shall be established based upon the following:

Parcel Size	Maximum Number of Lodging Units
less than 5 acres	2 lodging units (including primary residence)
5 to 10 acres	3 lodging units (including primary residence)
10 to 25 acres	4 lodging units (including primary residence)
25 to 50 acres	5 lodging units (including primary residence)
50 to 100 acres	6 lodging units (including primary residence)
100 acres or more	Discretion of Commission and Council

- f. Lodging units shall be clustered to minimize impacts on agricultural operations, natural resources and open space.
- g. Individual lodging units shall not be sold separately or subdivided from agricultural property.
- h. Long-term residential occupancy shall be prohibited.
- i. Occupancy of any lodging unit by the same guest shall not exceed twenty-nine (29) consecutive days.

3. Setbacks and Buffering

- a. Lodging units shall maintain a minimum setback of:
 - 1) Fifty (50) feet from property lines
 - 2) One hundred (100) feet from existing residential dwellings located on adjacent properties.
- b. Additional setbacks may be required to protect agricultural operations, irrigation infrastructure, riparian areas or the Verde River based on the recommendations of the Planning and Zoning Commission and Town Council.
- c. Existing vegetation, orchards, vineyards and agricultural features may be utilized as buffers.

4. Lighting

- a. Outdoor lighting shall be fully shielded and directed downward.

- b. Lighting shall comply with dark sky standards.
- c. Lighting shall be designed to minimize impacts on neighboring properties, wildlife habitat and agricultural operations.

5. Parking and Access

- a. Adequate off-street parking shall be provided for guests and employees.
- b. Parking areas may utilize stabilized aggregate surfaces where approved by the Town Engineer.
- c. Access roads shall be designed to accommodate emergency vehicles.
- d. The applicant may be required to improve roadways or access points at the direction of the designated reviewing authority.

6. Operational Standards

- a. Guests shall be informed that the property is located within an active agricultural area and may experience:
 - 1) Agriculture equipment operations
 - 2) Dust
 - 3) Odors
 - 4) Livestock activities
 - 5) Irrigation operations
 - 6) Other normal agriculture practices protected under Arizona's Right-to-Farm laws
- b. Quiet hours shall be maintained between 10:00 p.m. and 7:00 a.m.
- c. Outdoor events shall be limited to those approved as part of the Conditional Use Permit
- d. The property owner shall maintain a local contact or property management company that will be responsible for handling complaints.
- e. A disclosure that the property is a working agricultural operation protected under Arizona's Right-to-Farm laws shall be posted at check-in and included in all rental agreements. Guests shall be informed of the inherent risks of agricultural activities, including equipment operations, dust, odors, livestock and irrigation.

7. Water, Environmental and Resource Standards

- a. The applicant shall demonstrate an adequate and sustainable water supply for both agricultural operations and lodging accommodations.
- b. A Water Resource and Conservation Plan shall be submitted that includes:
 - 1) Existing water sources
 - 2) Estimated annual water demand
 - 3) Water conservation measures
 - 4) Irrigation practices
 - 5) Drought contingency measures
- c. All lodging units shall utilize water-efficient plumbing fixtures and appliances.

- d. Landscaping shall consist primarily of native and drought-tolerant vegetation.
- e. Turf areas shall be minimized and limited to functional recreational areas.
- f. Irrigation systems shall utilize water-efficient technologies.

6.8 Outdoor Event Centers and Recreational Uses

Outdoor Event Centers and Recreational Uses shall require approval of a Conditional Use Permit within agricultural zoning districts. The use shall be accessory to and associated with an active agricultural operation. Permitted agritourism activities may include but are not limited to: farm tours, agricultural education programs, harvest festivals, corn mazes, u-pick operations, agricultural demonstrations, outdoor recreational activities, weddings and receptions, community gatherings, seasonal events, agricultural markets, and similar agritourism activities determined by the Development Services Director to be consistent with the purpose of this section. Commercial amusement parks, motorsports facilities, permanent concert venues and other intensive entertainment uses shall not be permitted under this section.

1. Agricultural Production Requirement

- a. The property shall contain an active agricultural operation.
- b. Agritourism activities shall remain secondary and subordinate to the agricultural production occurring on the property.
- c. Agricultural production shall continue throughout the duration of the Conditional Use Permit.

2. Site Area and Location Standards

- a. The minimum parcel size shall be five (5) acres.
- b. The maximum event attendance shall be established through the Conditional Use Permit based upon the following:

Parcel Size	Event Capacity
less than 5 acres	N/A
5 to 10 acres	Up to 50 attendees
10 to 25 acres	Up to 100 attendees
25 to 50 acres	Up to 150 attendees
50 to 100 acres	Up to 250 attendees
100 acres or more	Discretion of Commission and Council

- c. The applicant shall identify the following:
 - 1) Types of events
 - 2) Maximum attendance
 - 3) Frequency of events
 - 4) Seasonal schedules
- d. The Planning and Zoning Commission and Town Council may establish additional limits on attendance, event frequency and operating hours as conditions of approval.

- e. Event areas shall be designed to minimize disturbance to agricultural operations, irrigation systems and neighbors.
 - f. Permanent structures shall comply with all applicable building, fire, zoning and safety regulations.
 - g. Temporary structures shall comply with all applicable building and fire code requirements.
 - h. Existing agricultural buildings may be utilized for event-related activities subject to applicable code requirements.
- 3. Lighting**
- a. Outdoor lighting shall be fully shielded and directed downward.
 - b. Lighting shall comply with dark sky standards
 - c. Event lighting shall be extinguished no later than 10:00 p.m.
- 4. Noise**
- a. Amplified music and entertainment shall conclude no later than 10:00 p.m.
 - b. The Town may require noise mitigation measures.
- 5. Sanitation**
- a. Adequate restroom facilities shall be provided for all events.
 - b. Solid waste receptacles shall be provided throughout event areas.
 - c. All waste shall be removed and properly disposed of following events.
- 6. Parking and Traffic Management**
- a. Adequate off-street parking shall be provided on-site.
 - b. Parking areas may utilize stabilized aggregate surfaces when approved by the Town Engineer.
 - c. Event traffic shall not create hazardous conditions on public roadways.
 - d. The Town may require roadway improvements, traffic control measures, or event traffic management personnel.
 - e. Emergency vehicle access shall be maintained at all times.
- 7. Operational Standards**
- a. Events shall occur only between the hours of 7:00 a.m. and 10:00 p.m.
 - b. A responsible property owner or manager shall be available during all events.
 - c. Overnight camping shall be prohibited unless designated camping areas are provided as part of the Conditional Use Permit.
- 8. Water, Environmental and Resource Standards**
- a. The applicant shall demonstrate an adequate and sustainable water supply.
 - b. A Water and Conservation Plan may be required to identify:
 - 1) Existing water sources
 - 2) Estimated water demand
 - 3) Water conservation methods

- 4) Irrigation measures
- 5) Drought contingency plan
- c. Landscaping shall utilize native and drought-tolerant vegetation.
- d. Temporary and permanent restroom facilities shall incorporate water-conserving measures.
- e. Dust-control measures shall be implemented during construction and operation.
- f. The Town may require environmental studies for properties abutting the Verde River.

6.9 General Provisions

- A. **Disclosure Signage.** Tier 1, Tier 2 and Tier 3 operators shall post signage at public entrances and registration points disclosing the inherent risks of agricultural activities, including equipment operations, dust, odors, livestock and irrigation, consistent with Arizona's Right-to-Farm laws.
- B. **Other Permits.** Nothing in this Article exempts an operator from applicable federal, state, county and Town requirements, including Arizona Department of Liquor Licenses and Control licenses, Yavapai County Environmental Services food-service permits, building and fire code approvals, and Town business licensing.
- C. **Nonconforming Agritourism Uses.** Agritourism uses lawfully established before the effective date of the ordinance adopting this Article may continue and shall be assigned a tier under Section 6.2.B upon a declaration filed with the Development Services Department within twelve (12) months of the effective date. Uses that do not file a declaration shall be subject to the permit requirements of this Article as applied to new uses.
- D. **Severability.** If any provision of this Article or its application to any person or circumstance is held invalid, the remainder of the Article and its application to other persons or circumstances shall not be affected.

SECTION XXX: AGRICULTURAL ZONING DISTRICTS AND USE STANDARDS

SECTION XXX-1: PURPOSE AND INTENT

The purpose of the Agricultural Districts is to preserve, protect, and enhance the agricultural heritage, open spaces, and rural character of the Town of Camp Verde while accommodating reasonable opportunities for modern rural economic development. Specifically, these regulations are designed to:

1. **Preserve Agricultural Lands:** Protect active farming, viticulture, ranching, and horticultural operations from premature encroaching urban development.
2. **Support Agritourism & Direct Sales:** Allow agricultural operators to diversify revenue streams through direct-to-consumer sales, educational tours, and seasonal events.

SECTION XXX-2: DISTRICT CLASSIFICATIONS

District Code	District Name	Minimum Lot Size	Primary Purpose
A-1	General Agriculture	1.0 Acre (43,560 sq. ft.)	Accommodates low-density rural residential, hobby farming, small livestock keeping, and commercial horticultural/agricultural activities.
A-2	Agricultural Preservation	5.0 Acres (217,800 sq. ft.)	Intended for large-scale ranching, crop farming, viticulture, and primary agritourism operations with enhanced buffer requirements.

SECTION XXX-3: PERMITTED AND CONDITIONAL USES

Legend:

P = Permitted by-right | C = Conditional Use Permit (CUP) required | X = Prohibited

Land Use Classification	A-1	A-2
Agricultural & Farming Operations		
Field crops, orchards, vineyards, and commercial plant nurseries	P	P
Grazing and raising of livestock (cattle, horses, sheep, goats) See Section X.X for additional standards	P	P
Poultry, fowl, and apiculture (beekeeping)	P	P
Fabrication, storage and repair of equipment used in agricultural activity	P	P
Direct Sales & Agritourism		
Farm stand / Agricultural sales (Structure ≤ 3,500 sq. ft.)	P	P
Farm stand / Agricultural sales (Structure > 3,500 sq. ft.)	X	C
Agritourism activities (tours, u-pick, seasonal mazes)	P	P
Commercial equestrian facilities /	C	P

Stables / Arenas		
Agricultural processing facilities (e.g., boutique winery, olive mill, creamery)	C	P
Residential & Accessory		
Single-family detached dwelling	P	P
Not more than two (2) additional dwelling units may be located on the lot expressly as domicile(s) for person or families employed by or related to the principal property owners.	P	P
Barns, corrals, and agricultural accessory structures	P	P

SECTION XXX-4: SUPPLEMENTAL USE STANDARDS

A. Agritourism and Direct Agricultural Sales

1. Direct Farm Sales:

- Agricultural product sales structures up to 3,500 sq. ft. are permitted by-right, provided that at least **50% of the gross sales** originate from products grown, harvested, or processed on-site or within Yavapai County.
- Structures exceeding 3,500 sq. ft. require a Conditional Use Permit (CUP) and must submit a traffic impact analysis and site mitigation plan.

2. Agritourism Operations:

- On-site agritourism activities (e.g., farm tours, educational workshops, hayrides, farm-to-table dining events) are permitted provided operations occur between **7:00 AM and 9:00 PM**.
- **Parking & Access:** All parking must be accommodated off-street on dirt, gravel, or permeable surfaces. Direct access to a paved or maintained Town collector street is required for events exceeding 100 concurrent attendees.