



### **Ordinance 2024-A491**

**An ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Zoning Map Change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, as well as a Zoning Map Change from C2-PAD (Commercial: General Sales and Services – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for APN 403-15-010A and 403-15-010B, for approximately 15 acres, generally located at the Southwest corner of Boulder Creek Parkway and W. State Route 260.**

**Whereas**, Jeremy Bach, on behalf of owner Boulder Creek Camp Verde LLC and RAM Leasing, has made an application for a Zoning Map Change for a portion of Parcel 403-15-003W, approximately 24 acres, as well as Parcels 403-15-010A and 403-15-010B, (formerly 403-15-003X) approximately 15 acres;

**Whereas**, all required notices of the public hearing for this Zoning Map Change application were properly noticed and posted;

**Whereas**, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday January 19, 2023 and recommended approval of this Zoning Map Change to the Mayor and Common Council,

**Whereas**, consideration of this application has been completed in accordance with Article II, Sections 1 and 2 of the Arizona Constitution;

**Whereas**, the Mayor and Common Council find the requirements set out in Arizona Revised Statutes Article 9-462.03 and 9-462.04 have been met;

**Whereas**, the proposed Zoning Map Change of M1-PAD to C2-PAD and C2-PAD to C3-PAD is authorized by and satisfies the requirements of the Planning and Zoning Ordinances, specifically Section 600 and 601; and

**Whereas**, this Zoning Map Change is in conformance with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan.

**Now therefore be it ordained by the Mayor and Common Council of the Town of Camp Verde:**

Section 1: The Zoning Map for the Town of Camp Verde is hereby amended by the zoning classification change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, located southwest of the intersection of Highway 260 and North Aultman Parkway in the Town of Camp Verde, Yavapai County, Arizona, described in Exhibit A;

Section 2: The Zoning Map for the Town of Camp Verde is hereby amended by the zoning classification change from C2-PAD (Industrial: General – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for approximately 15 acres, APNs 403-15-010A and 403-15-010B, located southwest of the intersection of Highway 260 and North Aultman Parkway in the Town of Camp Verde, Yavapai County, Arizona, described in Exhibit B;

Section 3: All ordinance or parts of ordinances adopted by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance;

Section 3: If any section, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance; and

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law.

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

**PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 5th day of June 2024.**

  
\_\_\_\_\_  
Dee Jenkins, Mayor

Attest:  
  
\_\_\_\_\_  
Virginia Jones, Town Clerk

Approved as to form:  
  
\_\_\_\_\_  
Trish Stuhan-Town Attorney

[Exhibits A and B on File at 473 S. Main Street, Suite 102, Camp Verde Arizona]



# HERITAGE

## Land Survey & Mapping

RECEIVED

FEB 13 2023

### EXHIBIT "A"

#### 24.00 acre portion of parcel 4(R1)

##### Parcel 4-B

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 4, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

**BEGINNING** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03' 13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set 1/2" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 917.50 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Easterly line of said parcel 4, the centerline of a 60.00 feet wide Ingress, Egress, and utility easement for Aultman parkway (R1) and the point on a curve to the left, concave to the Northeast, having a radius of 400.00 feet;

Thence along said curve to the left, along the East line of said parcel 4, through a central angle of 56° 09' 16", an arc distance of 392.03 feet [also being subtended by a chord bearing of South 43° 05' 45" East, and a chord distance of 376.53 feet];

Thence South 71° 10' 22" East, a distance of 206.08 feet, along said easterly line of said parcel 4 and said centerline to a plastic cap atop a 1/2" rebar stamped L.S. 48860 marking the Easterly most point of said parcel 4;

Page 1 of 4

Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170

738 S. Parks Drive Fax (928) 567-6351

Thence South 18° 49' 36" West, a distance of 565.95 feet along said easterly line of said parcel 4 to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the southeast corner of said parcel 4;

Thence South 89° 59' 34" West, a distance of 1186.88 feet along the South line of said parcel 4, to the **TRUE POINT OF BEGINNING**.

The subject parcel of land described herein contains 24.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

**BEGINNING** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet; Thence North 00° 03' 13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1294.22 feet;

Thence North 89° 59' 31" East, a distance of 116.58 feet;

**Page 2 of 4**

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738 S. Parks Drive Fax (928) 567-6351



# HERITAGE

## Land Survey & Mapping

RECEIVED

FEB 13 2023

### EXHIBIT "A"

#### 24.00 acre portion of parcel 4(R1)

##### Parcel 4-B

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 4, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

**BEGINNING** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [ Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03' 13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set 1/2" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 917.50 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Easterly line of said parcel 4, the centerline of a 60.00 feet wide Ingress, Egress, and utility easement for Aultman parkway (R1) and the point on a curve to the left, concave to the Northeast, having a radius of 400.00 feet;

Thence along said curve to the left, along the East line of said parcel 4, through a central angle of 56° 09' 16", an arc distance of 392.03 feet [ also being subtended by a chord bearing of South 43° 05' 45" East, and a chord distance of 376.53 feet];

Thence South 71° 10' 22" East, a distance of 206.08 feet, along said easterly line of said parcel 4 and said centerline to a plastic cap atop a 1/2" rebar stamped L.S. 48860 marking the Easterly most point of said parcel 4;

Page 1 of 4

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Thence South 18° 49' 36" West, a distance of 565.95 feet along said easterly line of said parcel 4 to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the southeast corner of said parcel 4;

Thence South 89° 59' 34" West, a distance of 1186.88 feet along the South line of said parcel 4, to the **TRUE POINT OF BEGINNING**.

The subject parcel of land described herein contains 24.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

**BEGINNING** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [ Basis of Bearings (R1)] at a distance of 2,636.87 feet; Thence North 00° 03' 13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1294.22 feet;

Thence North 89° 59' 31" East, a distance of 116.58 feet;

**Page 2 of 4**

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738 S. Parks Drive Fax (928) 567-6351

# EXHIBIT DRAWING

A PORTION OF PARCEL 4 "HIGH VIEW AT BOULDER CREEK"  
RECORDED IN INSTRUMENT No. 2020-0079351

YAVAPAI COUNTY RECORDERS OFFICE  
SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA

NORTHWEST CORNER SECTION 9  
58" REBAR WITH PLASTIC CAP  
"RLS 20025"

FOREST

NATIONAL

PERSCOTT

WEST QUARTER  
CORNER SECTION 9  
GLO BRASS CAP (R1)

PROPOSED 10'  
UTILITY  
EASEMENT

FOUND  
58" REBAR WITH  
PLASTIC CAP  
"RLS 13015"

BOUNDARY  
LINE  
N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)

N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)  
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N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)  
N80° 00' 00" W 250.00' (R1)

PARCEL 4-A  
+/- 12.00 ACRES

N80° 59' 18" W 917.50' (M)

-SUBJECT PARCEL-  
PARCEL 4-B  
+/- 24.00 ACRES

**HERITAGE**  
LAND SURVEYING & MAPPING INC.

SHANE M. NAUERT R.L.S.  
PO BOX 3270  
CAMP VERDE, AZ 86322  
(928) 567-9170

PAGE 4 OF 4

STATE  
ROUTE  
260

## LEGEND:

- INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"
- INDICATES FOUND A.D.O.T. ALUMINUM CAP
- INDICATES CALCULATED POSITION

(R1) - INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN INSTRUMENT NO: 2020-0024999 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R2) - INDICATES RECORD DIMENSION FOUND ON THAT "ALTAACSM LAND TITLE SURVEY" RECORDED IN BOOK 148, PAGE 98, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R3) - INDICATES RECORD DIMENSION FOUND ON ADOT RIGHT OF WAY PLANS PROJECT NO: 260 YV 209 H8699 08/2014 IN THE RECORDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION

C1 R= 200.00 L= 124.12 D= 635.3307 CB= 83° 20' 15" W CD= 122.14700  
C2 R= 200.00 L= 34.13 D= 600.626 CB= 89° 40' 17" W CD= 34.6700

C3 R= 400.00 L= 134.19 D= 617.4812 CB= 59° 07' 01" S CD= 133.7700  
C4 R= 400.00 L= 302.13 D= 605.8816 CB= 90° 05' 45" W CD= 316.5200

L20 883° 07' 04" W 311.9430

L21 N80° 00' 00" W 49.6370  
N80° 01' 01" W 49.64 (R1)

L22 877° 14' 25" E 306.0070

SCALE 1"= 400'



Thence South 00° 00' 59" East, a distance of 10.00 feet;

Thence South 89° 59' 31" W, a distance of 126.58 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

Thence North 00° 00' 29" West, a distance of 1304.21 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING**.

The subject strip of land described herein contains 0.527 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.





# HERITAGE

## Land Survey & Mapping

### EXHIBIT "B"

#### 15.00 Acre portion of Parcel 5 (R1)

##### Parcel 5-A

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

**BEGINNING FOR REFERENCE** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00' 29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING**.

Thence South 00° 00' 29" East, a distance of 731.16 feet, along the said West line of parcel 5, to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said parcel 5;

Thence South 88° 07' 40" East, a distance of 243.06 feet, to a found aluminum cap atop a 5/8" rebar stamped L.S. 41502, marking an angle point in the South line of said parcel 5;

Thence North 61° 08' 29" East, a distance of 1144.17 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Southeast corner of said parcel 5;

Thence North 21° 03' 30" East, a distance of 206.58 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5;

Thence South 89° 44' 35" West, a distance of 1319.36 feet, to the **TRUE POINT OF BEGINNING**.

The subject parcel of land described herein contains 15.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

**Together with** a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

**BEGINNING** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [ Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03' 13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set 1/2" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 59" East, a distance of 10.00 feet;

Thence South 89° 59' 31" W, a distance of 188.73 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

**Page 2 of 5**

Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170

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Thence North 00° 00' 29" West, a distance of 1339.58 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING**.

The subject strip of land described herein contains 0.550 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

**Also, together with** a 60.00 feet wide strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

**BEGINNING FOR REFERENCE:** at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [ Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00' 29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set 1/2" rebar stamped L.S. 48860, Thence North 89° 44' 35" East, a distance of 1076.00 feet, to a calculated point and the **TRUE POINT OF BEGINNING**.

Thence North 89° 44' 35" East, a distance of 83.62 feet, to a calculated point;

Thence North 43° 53' 40" East, a distance of 85.60 feet, to calculated point;

Thence North 35° 15' 16" East, a distance of 471.35 feet, to a calculated point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 461.20 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 557.67 feet, to a calculated point;

Thence South 35° 15' 16" West, a distance of 459.34 feet, to a calculated point;

Thence South 43° 53' 40" West, a distance of 139.31 feet, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 1.497 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.



# EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"  
RECORDED IN INSTRUMENT No. 2020-0079351

YAVAPAI COUNTY RECORDERS OFFICE

A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA

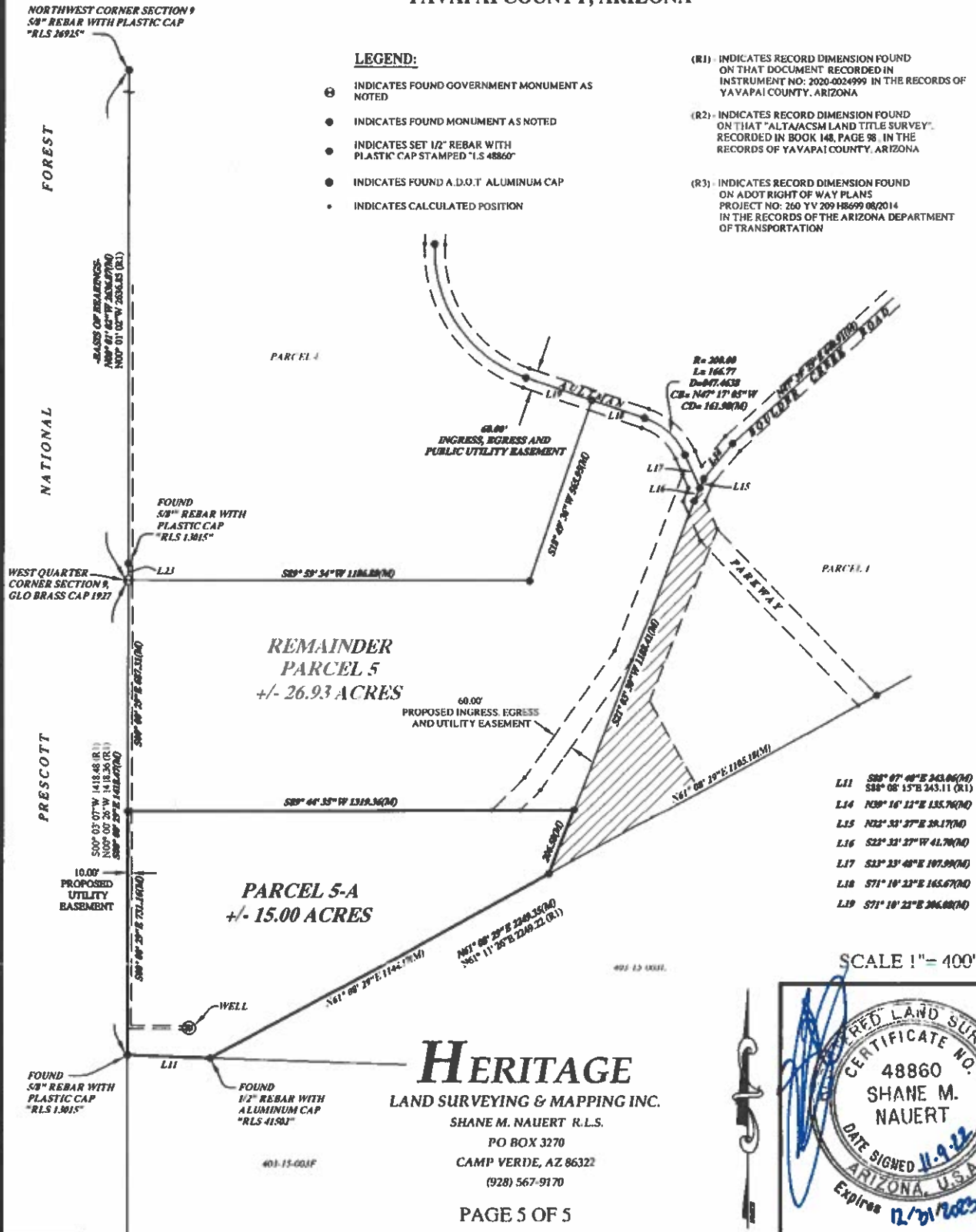
## LEGEND:

- ⊕ INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"
- INDICATES FOUND A.D.O.T. ALUMINUM CAP
- INDICATES CALCULATED POSITION

(R1) - INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN INSTRUMENT NO: 2020-0024999 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

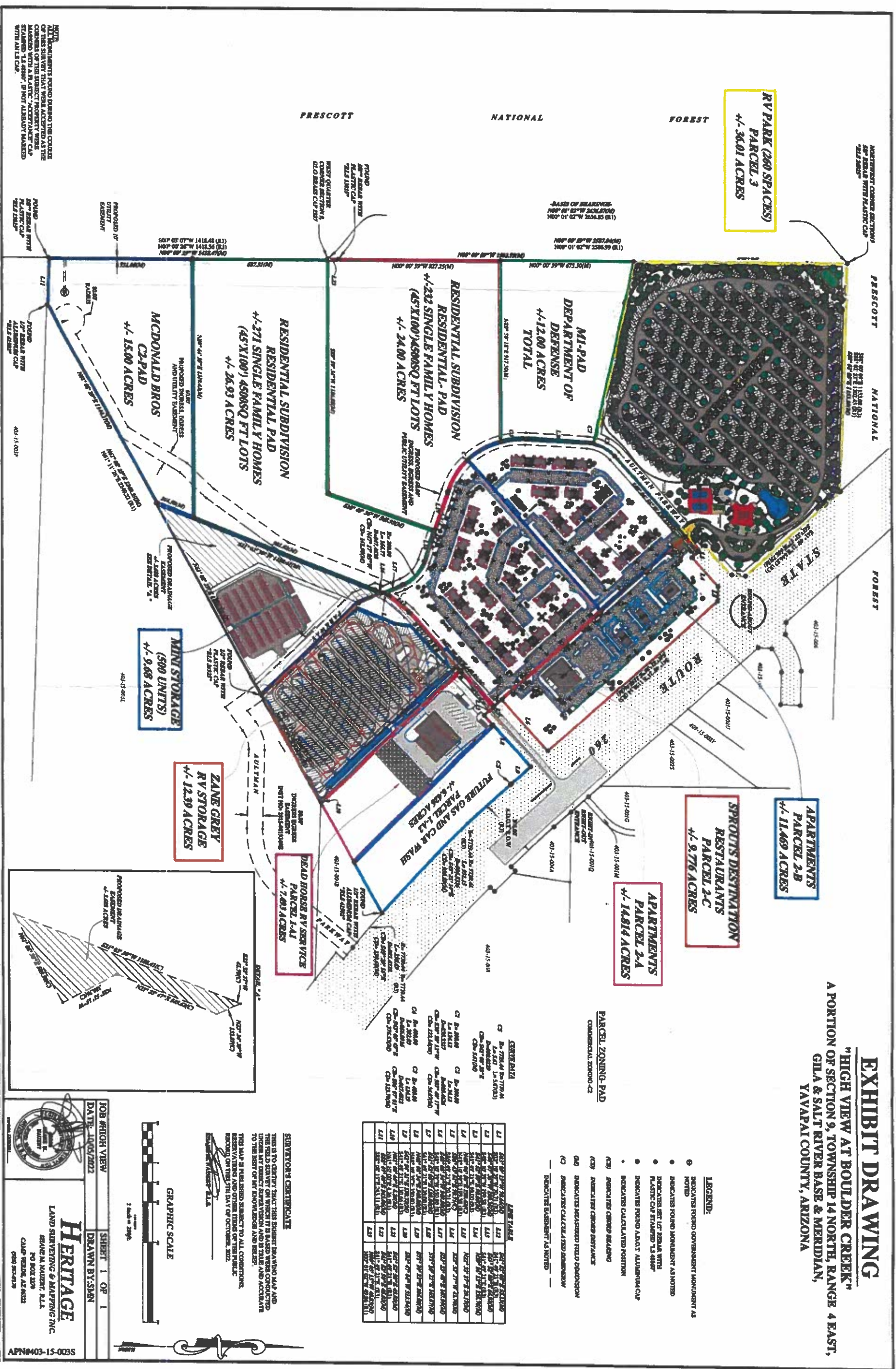
(R2) - INDICATES RECORD DIMENSION FOUND ON THAT "ALTAJCSM LAND TITLE SURVEY" RECORDED IN BOOK 148, PAGE 98 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R3) - INDICATES RECORD DIMENSION FOUND ON ADOT RIGHT OF WAY PLANS PROJECT NO: 260 YV 209 H8699 08/2014 IN THE RECORDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION



## ATTACHMENT A

**"HIGH VIEW AT BOULDER CREEK"  
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA**



**ATTACHMENT B**

## **E. PAD (Planned Area Development)**

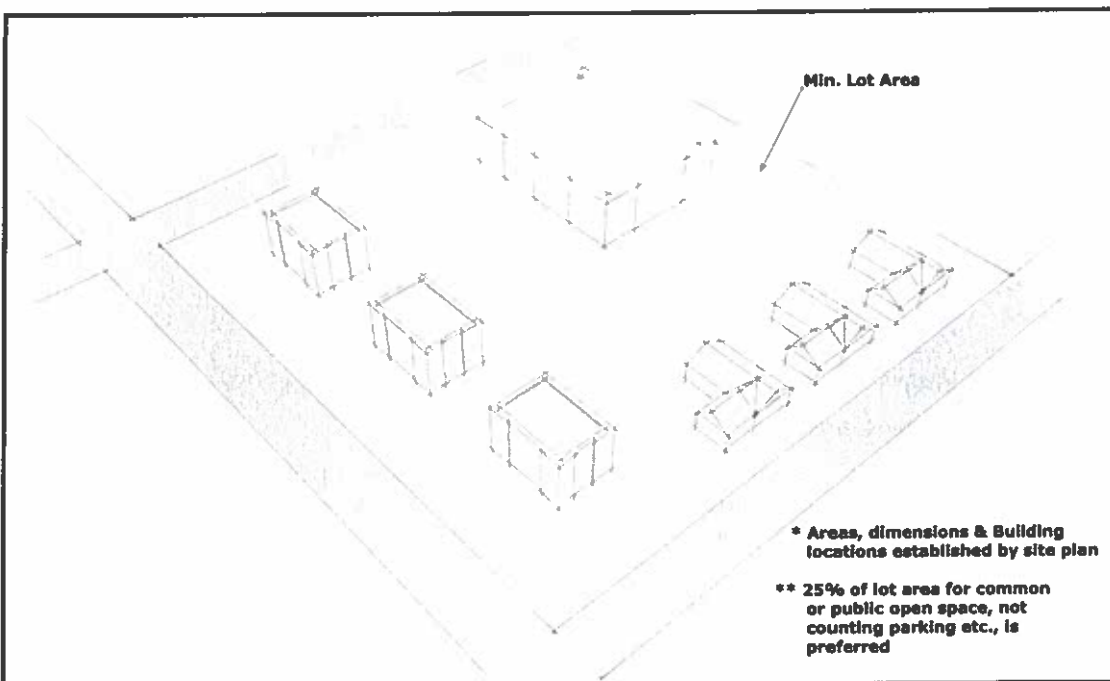
The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

- 1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations). The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.
- 2) Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
  - a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
  - b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
  - c. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
  - d. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred
- 3) PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:
  - a. An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
  - b. A change in zoning boundaries.
  - c. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.
- 4) PAD Minor Amendments:
  - a. All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment.
  - b. A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
  - c. The request will be routed for comment to any affected Town departments or other agencies for comment.

**Table 2-12: PAD Dimensional Standards**

| <b>Zoning District</b>            | <b>"PAD"</b>               |
|-----------------------------------|----------------------------|
| Minimum Lot Area (sq.ft.)         | Established by Site Plan   |
| Minimum Common/Open Space         | 25% of Site Area Preferred |
| Minimum Area/Dwelling (sq.ft.)    | Established by Site Plan   |
| Minimum Width OR Depth (feet)     | Established by Site Plan   |
| Maximum Bldg Ht (stories)         | Established by Site Plan   |
| Maximum Bldg Ht (feet)            | Established by Site Plan   |
| Maximum Lot Coverage (%)          | Established by Site Plan   |
| Minimum Between Buildings (feet)  | Established by Site Plan   |
| Minimum Front Yard (feet)         | Established by Site Plan   |
| Minimum Rear Yard (feet)          | Established by Site Plan   |
| Minimum Side Yard Interior (feet) | Established by Site Plan   |
| Minimum Side Yard Exterior (feet) | Established by Site Plan   |

**Figure 2-12: PAD Dimensional Standards**



## **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).

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

- z. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- aa. Religious institutions (in permanent buildings).
- bb. Retail sales.
- cc. Storage Facility.
- dd. Warehouses.
- ee. Water distillation and bottling for retail sales only.
- ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.

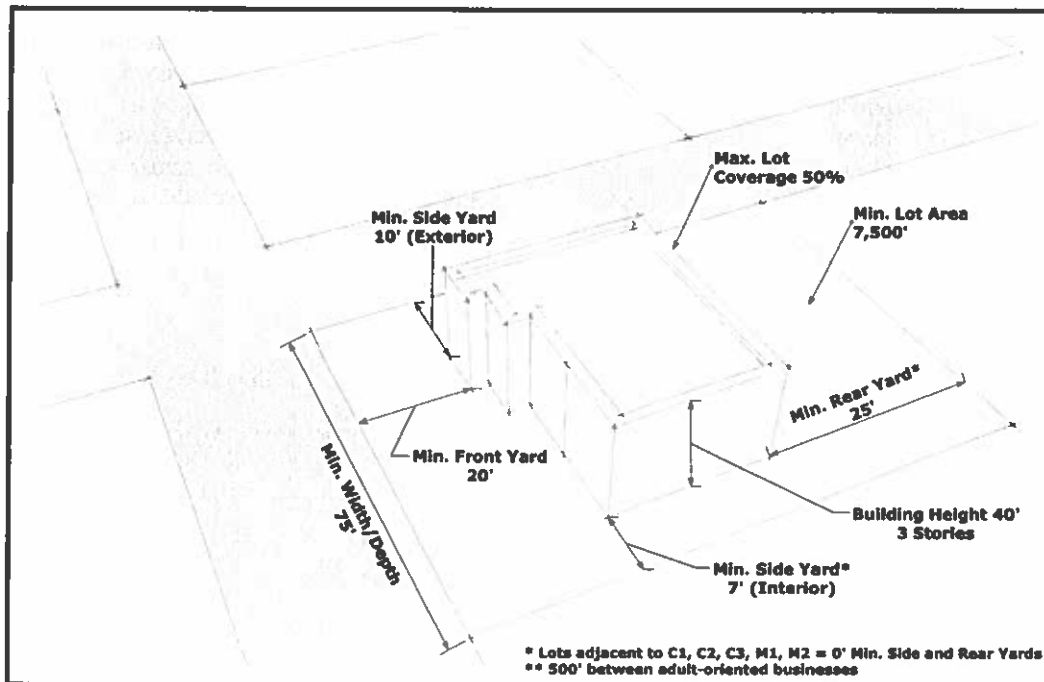
3. Uses and Structures Subject to Use Permit

- 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.

**Table 2-10: M1 Dimensional Standards**

| Zoning District                   | "M1"                                   |
|-----------------------------------|----------------------------------------|
| Minimum Lot Area (sq.ft.)         | 7,500'                                 |
| Minimum Area/Dwelling (sq.ft.)    | 1 Caretaker d.u. only                  |
| Minimum Width OR Depth (feet)     | 75'                                    |
| Maximum Bldg Ht (stories)         | 3                                      |
| Maximum Bldg Ht (feet)            | 40'                                    |
| Maximum Lot Coverage (%)          | 50%                                    |
| Minimum Front Yard (feet)         | 20'                                    |
| Minimum Rear Yard (feet)          | 0' (25' adjacent to residential zones) |
| Minimum Side Yard Interior (feet) | 0' (7 adjacent to residential zones)   |
| Minimum Side Yard Exterior (feet) | 10'                                    |

**Figure 2-10: M1 Dimensional Standards**



## **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).
- d. Automobile repair (light).
- e. Automotive service stations.
- f. Baking and confection cooking for on-site sale only.
- g. Bars, tap rooms and nightclubs.
- h. Bed and Breakfast.
- i. Bowling alleys and poolrooms.
- j. Business offices, banks and similar; including drive-through.
- k. Commercial art galleries.
- l. Commercial bath and massage.
- m. Commercial parking facilities.
- n. Community parks, playgrounds or centers.
- o. Custom service and craft shops.
- p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- q. Dwelling unit for one family on any one lot (Manufactured, Modular or Site Built). Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
- r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- s. Flood control facilities.
- t. Frozen food lockers.
- u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- w. Historical Landmarks.
- x. Home occupations (See Section 303).

- y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- z. Hotels and motels with five or more guest rooms.
- aa. Keeping of farm animals, limited (See Section 305).
- bb. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- cc. Miniature golf establishment.
- dd. Mortuary.
- ee. Multiple dwelling units and apartment hotels.
- ff. Nursery schools; day care centers (child or adult).
- gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- hh. Open land carnival and recreation facilities (religious & educational institutions).
- p. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
- ii. Personal services.
- jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
- kk. Private clubs and lodges operated solely for the benefit of bona fide members.
- ll. Religious institutions (in permanent buildings).
- mm. Restaurants and cafes, including drive-through.
- nn. Retail sales.
- oo. Sales (retail and wholesale) and rentals.
- 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.

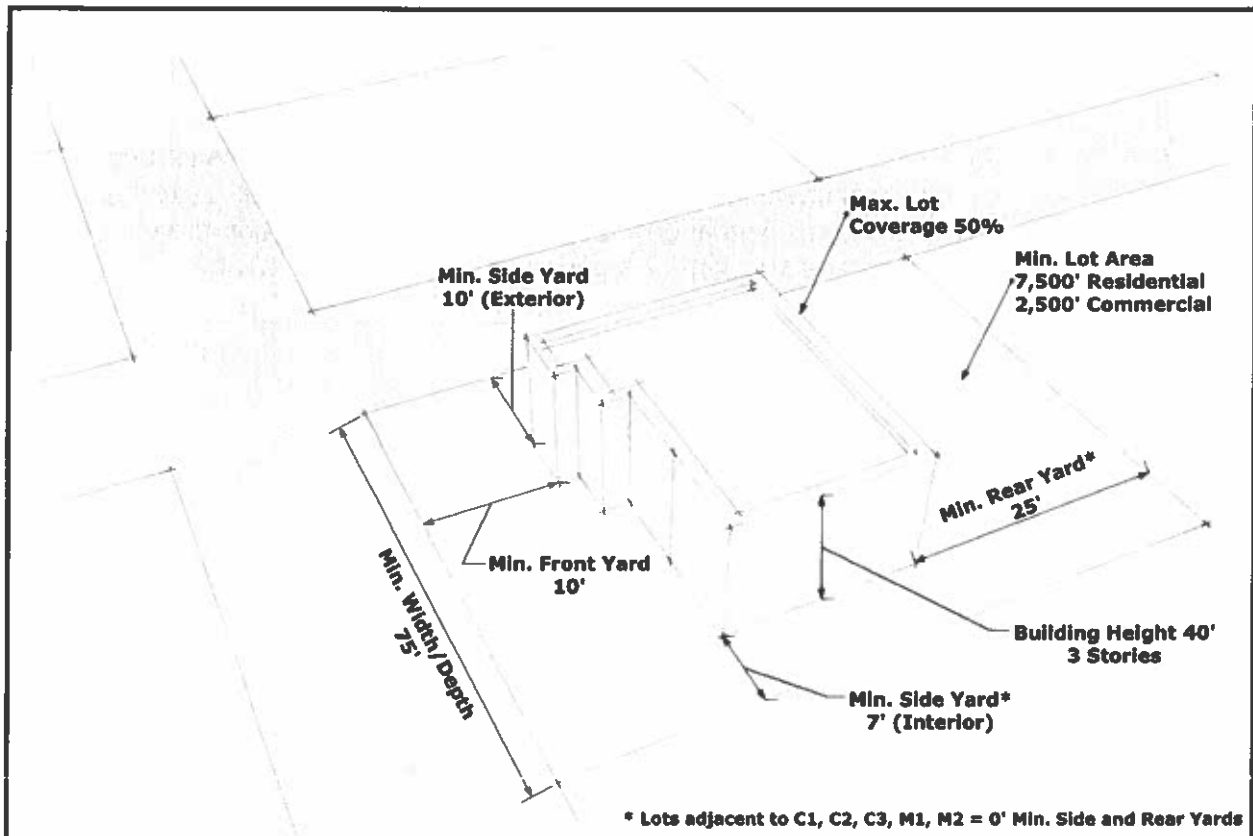
2. Uses and Structures Subject to Use Permit:

- 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 306.
  - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- d. Transmitter stations and towers for automatic transmitting.
- e. Revival tents and similar temporary operations (See Section 601.D).
- e. 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.

**Table 2-7: C2 Dimensional Standards**

| <b>Zoning District</b>            | <b>"C2"</b>                            |
|-----------------------------------|----------------------------------------|
| Minimum Lot Area (sq.ft.)         | 7,500' Res., 2,500' Com.               |
| Minimum Width OR Depth (feet)     | 75'                                    |
| Maximum Bldg Ht (stories)         | 3                                      |
| Maximum Bldg Ht (feet)            | 40'                                    |
| Maximum Lot Coverage (%)          | 50%                                    |
| Minimum Front Yard (feet)         | 10'                                    |
| Minimum Rear Yard (feet)          | 0' (25' adjacent to residential zones) |
| Minimum Side Yard Interior (feet) | 0' (7' adjacent to residential zones)  |
| Minimum Side Yard Exterior (feet) | 10'                                    |

**Figure 2-7: C2 Dimensional Standards**



## **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) (Ord 2015 A407).
- f. Automobile repair (light).
- g. Automotive service stations.
- h. Automobile Storage Yard.
- i. Baking and confection cooking for on-site sale only.
- j. Bars, tap rooms and nightclubs.
- k. Body and fender shops including a paint booth within closed building.
- l. Bottling plants confined to closed building.
- m. Bowling alleys and poolrooms.
- n. Business offices, banks and similar; including drive-through.
- o. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
- p. Cleaning and dyeing plants within closed building.
- q. Commercial art galleries.
- r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- s. Commercial bath and massage.
- t. Commercial parking facilities.
- u. Community parks, playgrounds or centers.
- v. Custom service and craft shops.
- w. Custom tire recapping.
- x. Custom warehouses within closed building and not including animals.

- y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- z. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- aa. Flood control facilities.
- bb. Frozen food lockers
- cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.
- dd. Historical Landmarks.
- ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- ff. Hotels and motels with five or more guest rooms.
- gg. Keeping of farm animals, limited (See Section 305).
- hh. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- ii. Lumber yards (prohibiting sawmill operations).
- jj. Medical Marijuana Dispensary (See Part 3 Section 304), (Definition: See Part 1 Section 103)
- kk. Miniature golf establishment.
- ll. Mortuary.
- mm. Nursery schools; day care centers (child or adult).
- nn. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- oo. Open land carnival and recreation facilities (religious & educational institutions).
- pp. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
- qq. Personal services.
- rr. Pet shops within a closed building.
- ss. Private clubs and lodges operated solely for the benefit of bona fide members.
- tt. Public auction within closed building.
- uu. Religious institutions (in permanent buildings).
- vv. Restaurants and cafes, including drive-through.
- ww. Retail sales.
- xx. Sales (retail and wholesale) and rentals.
- yy. Storage Facility.
- zz. Theaters, auditoriums, banquet and dance halls.

- aaa. Transportation terminal and transfer facilities within closed building.
- bbb. Veterinary services.
- ccc. Water distillation and bottling for retail sales only.
- ddd. 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.

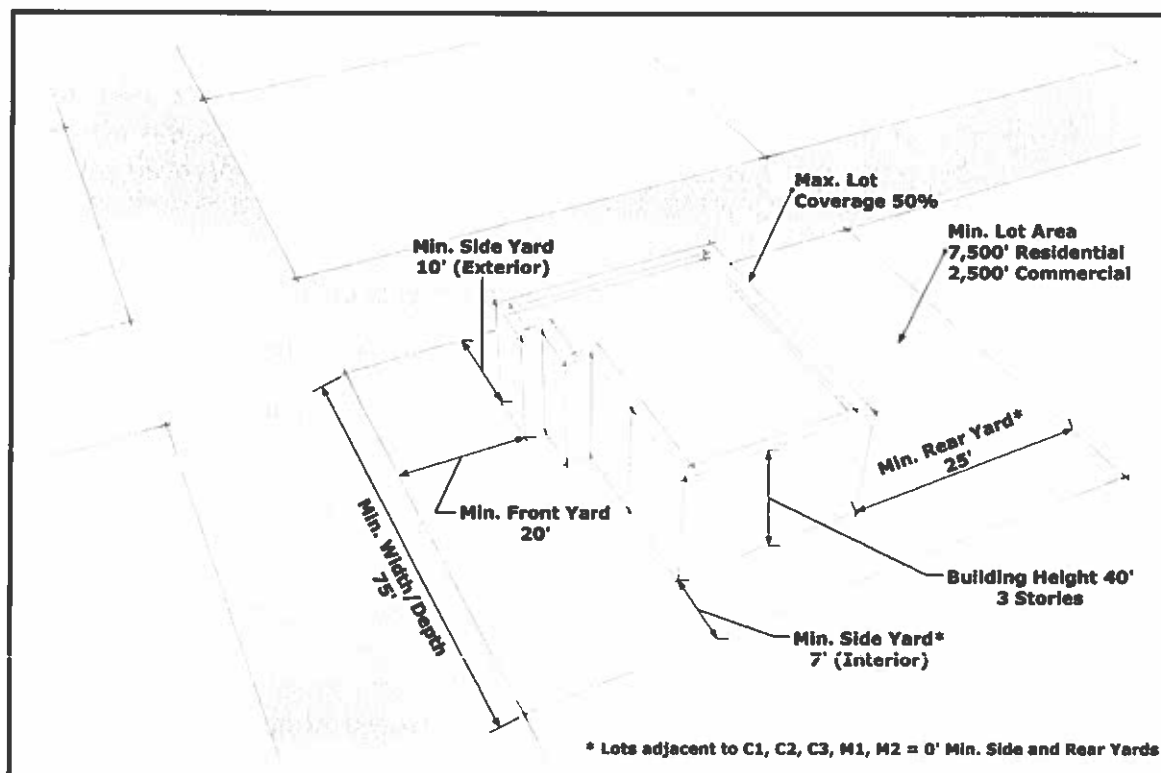
3. Uses and Structures Subject to Use Permit

- 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 306.
  - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- 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 internment (See Section 308).
- h. Public stables, livestock breeding, boarding and sales.

**Table 2-8: C3 Dimensional Standards**

| <b>Zoning District</b>            | <b>"C3"</b>                            |
|-----------------------------------|----------------------------------------|
| Minimum Lot Area (sq.ft.)         | 7,500' Res., 2,500' Com.               |
| Minimum Area/Dwelling (sq.ft.)    | 1 Caretaker d.u. only                  |
| Minimum Width OR Depth (feet)     | 75'                                    |
| Maximum Bldg Ht (stories)         | 3                                      |
| Maximum Bldg Ht (feet)            | 40'                                    |
| Maximum Lot Coverage (%)          | 50%                                    |
| Minimum Front Yard (feet)         | 20'                                    |
| Minimum Rear Yard (feet)          | 0' (25' adjacent to residential zones) |
| Minimum Side Yard Interior (feet) | 0' (7' adjacent to residential zones)  |
| Minimum Side Yard Exterior (feet) | 10'                                    |

**Figure 2-8: C3 Dimensional Standards**



**ATTACHMENT C**

**DRAFT MINUTES-EXCERPT**  
**REGULAR SESSION**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY, JANUARY 19, 2023**  
**6:00 PM**

8. **Public Hearing: Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve an amendment for High View at Boulder Creek PAD (Planned Area Development).**

**Amendment proposes to modify two (2) existing parcels [404-15-003W, currently M1-PAD**

**(Industrial: General) and 404-15-003X, currently C2-PAD (Commercial: General Sales and Services)] to create three (3) new parcels; proposed parcel A, zoned M1-PAD, parcel B, zoned C2-PAD and parcel C, zoned C3-PAD (Commercial: Heavy Commercial).**

**Staff Resource: Cory Mulcaire**

**Staff Comments**

Town Planner Cory Mulcaire received an applicant Jeremy Bach has submitted an application on behalf of Zane Grey Investments, High View at Boulder Creek for an amendment to this PAD. The application is to amend two (2) of the existing parcels. The purpose for the amendment is primarily to restore a large single family housing component to this PAD. The two (2) existing parcels affected by this proposed amendment are proposed to become three (3) new parcels, each with different zoning as follows:

- Parcel A (12 acres) would remain M1 PAD for a possible DOD Manufacturing Facility. If this does not come to fruition in a certain amount of time, administratively, they can rezone that property to C2 or C3.
- Parcel B (50 acres) that will absorb some of that M1 into the already there C2 PAD to allow for a possible subdivision,
- Parcel C (15 acres) of the existing C2 converting to a C3 PAD to possibly allow for McDonald Brothers Construction yard to go out there.

Ms. Mulcaire read a letter received from a neighboring parcel owner, Andy Groseta into the record (see attached). She also noted the zoning ordinance requires a screen protective buffering between noncompatible uses which applies in this case. It also must be opaque.

Applicant Bach doesn't have a presentation but is available for questions.

Commissioner Foreman asked if there will be a deed restriction on M1 for no marijuana cultivation. The applicant will verify during the Applicant Comment time.

Vice Chair Scantlebury said these are conceptual plans right now, but these have to be approved by Planning and Zoning before going on to Council, correct? Mr. Knight said yes and reviewed the PAD process. This PAD amendment is actually a rezone, he is taking away some of the M1 and making it C2. In addressing some community concern about increasing marijuana grow facilities, Mr. Knight said that Mr. Bach could have a marijuana use as it is now but the applicant is willing to have a deed restriction.

#### **Applicant Comment**

Jeremy Bach said within 45 days there will be a deed restriction in place regarding marijuana use. He is asking for a downgrading to accommodate single family homes. He also confirmed he is building a fence; he doesn't want anything ugly out there.

Commissioner Osses would like to see where it is on a map that they are talking about rezoning. Mr. Bach showed her on the map. Mr. Bach circled the area on the map for other commissioners to see. He will leave the map with BJ.

Vice Chair Faiella asked how many single family homes is he anticipating being built in that development. Mr. Bach said the final plan is proposing 480 +/- single family homes as well as 400-600 multifamily homes.

Commissioner Blue asked where they are with the sewer; will you using the town's sewer? Mr. Bach they have designed is an aqueduct system. They have been working with ADEQ to get through the process. This will be used to water green spaces. They are in the process of running all the sewer pipes. When the sewer gets there their engineer has done a plan to tie into town sewer system.

#### **Public Hearing Open 6:36pm**

Andy Groseta- owns property adjacent to the property. His only concern is whatever goes in there, a buffer will be put between developments. Developers interested in that area are concerned about neighboring properties. He wants to make sure there is good quality development goes in and it is shielded and buffered.

#### **Public Hearing Closed 7:39pm**

##### **Commission Discussion**

Commissioner Osses asked what kind of fence will they have to put in? Mr. Knight said the ordinance doesn't require a specific material. The only requirement is you cannot see through it. Mr. Knight will encourage them to build a block wall.

**Motion** was made by Commissioner Foreman to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve an amendment for High View at Boulder Creek PAD (Planned Area Development). Amendment proposes to modify two (2) existing parcels [403-15-003W, currently M1-PAD (Industrial: General) and 403-15-003X, currently C2-

PAD (Commercial: General Sales and Services)] to create three (3) new parcels; proposed parcel A, zoned M1-PAD, parcel B, zoned C2-PAD and parcel C, zoned C3-PAD (Commercial: Heavy Commercial). Second was made Commissioner Hough.

**Roll Call:**

Chairman Andrew Faiella: aye

Vice Chairman Todd Scantlebury: aye

Commissioner Greg Blue: aye

Commissioner Mike Hough: aye

Commissioner Bill Tippet: absent

Commissioner Ingrid Osses: aye

Commissioner Robert Foreman: aye

**Motion** passed unanimously 6-0.