



**AGENDA**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS**  
**473 S. MAIN ST. STE. 106**  
**THURSDAY DECEMBER 10, 2015 6:00PM**

**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:30 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, **a majority of Council members may be present at these meetings.** It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc., please contact Community Development Director Mike Jenkins at (928) 554-0051 or visit our website at [www.campverde.az.gov](http://www.campverde.az.gov).

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes**
  - b. **Set Next Meeting, Dates and Times:**  
January 7, 2016 – Regular Session (Election of Officers)
5. **Discussion, Public Input, and Commission Consensus on Acknowledgement Page.**  
Staff Resource: Community Development Director, Michael Jenkins
6. **Discussion, Public Input, and Commission Consensus on Table of Contents Page.**  
Staff Resource: Community Development Director, Michael Jenkins
7. **Discussion, Public Input, and Commission Consensus on Chapter 1 - Introduction.**  
Staff Resource: Community Development Director, Michael Jenkins
8. **Discussion, Public Input, and Commission Consensus on Status of Remaining General Plan Items including Preface, Trails Map, etc.**  
Staff Resource: Community Development Director, Michael Jenkins
9. **Adjournment**

**Next Sub-Committee Meeting:**  
TBD

**Next General Plan Work Session:**  
January 14, 2016 – Thursday

**Please Note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted By:  Date/Time: 12/7/15 3:00pm

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 Community Development.

## **ACKNOWLEDGEMENTS:**

Amending the 2015 General Plan to bring it into compliance with Arizona Revised Statutes was a cooperative effort, which included various community members, volunteers, staff, appointed and elected officials. A special thanks goes out to the following individuals for their participation in the update process:

### **Community Members & Volunteers:**

Christian Bonelli	John Hall	Robert Porter
Linda Buchanan	Brenda Hauser	Rod Proper
Jim Bullard	Bill Helm	Lynn Reddell
Suzy Burnside	Bill Jump	Irene Rezzonico
Art Castro	Mark Lineberger	Merritt Shumard
Kathy Davis	John McReynolds	Sheila Stubler
Steve Estes	Sam Musser	Susie Thompson
Olive Fox	Clay Meyers	Rob Witt
Tony Gioia	Marie Moore	Jane Whitmire
Andy Groseta	Tom Pitts	Mark Wyland

### **Town Staff:**

Russ Martin, Town Manager  
Michael Jenkins, Community Development Director  
Kendall Welch, Assistant Planner  
Jenna Owens, Former Assistant Planner  
Robert Foreman, Building Official  
Ron Long, Public Works Director  
Troy Odell, Deputy Public Works Director  
Jan Grogan, Sewer Department Manager  
Deborah Ranney, Public Works Analyst  
Michael Marshall, Parks & Recreation Coordinator  
Steve Ayers, Economic Development Director

### **Planning & Zoning Commission:**

B.J. Davis, Chairman  
Dave Freeman, Vice Chairman  
Chip Norton, Former Vice Chairman  
Greg Blue, Commissioner  
Jim Hisrich, Commissioner  
Howard Parrish, Commissioner  
Bob Burnside, Commissioner  
Mike Hough, Former Commissioner

### **Town Council:**

Charles German, Mayor  
Bruce George, Vice Mayor  
Jackie Baker, Former Vice Mayor  
Brad Gordon, Councilor  
Jessie Jones, Councilor  
Carol German, Councilor  
Robin Whatley, Councilor

### **Contributors:**

Doug Braly, Yavapai County Assessor's Office  
Terri Nelson, Yavapai County GIS Department  
Linda Stitzer, Western Resource Advocates  
Audra Koester Thomas, Partners for Strategic Action Inc.  
Felipe A Zubia, ReSEED Advisors LLC

## ACKNOWLEDGMENTS

Amending the General Plan to bring it into compliance with State Statutes was a cooperative effort, which included community members, volunteers, elected and appointed officials and Town staff.

### Camp Verde Town Council current members:

Mitch Dickinson, Mayor  
John Reddell, Vice Mayor  
Jackie Baker  
Tony Gioia  
Bob Kovacovich  
Howard Parrish  
Chet Teague

### Planning Commission current members:

Robert Foreman, Chairman  
Ron Smith, Vice Chairman  
Jim W. Bullard  
Matt Morris  
Rob Witt  
Bob Womack  
George Young

### Town Staff:

Bill Lee, Town Manager  
Will Wright, Community Development Director  
Wendy Escoffier, General Plan Administrator  
Nancy Buckel, Cartographer & Sr. Planner  
Debbie Barber, Town Clerk  
Dane Bullard, Finance Director  
Gerard Laurito, Library Director  
Lyndall McElhaney, Magistrate  
David Smith, Town Marshal

### Contributors:

Arizona Department of Commerce  
Arizona State Land Department  
Arizona State University,  
College of Architecture & Environmental Design,  
Planning & Landscape Architecture,  
Senior Planning Studio PUP 462, Spring 2000  
Camp Verde Chamber of Commerce Board – January 8, 2002  
Camp Verde Fire Department – December 20, 2001  
Camp Verde Girl Scout troop 77 – January 25, 2002  
Camp Verde Kiwanis Club – December 13, 2001  
Camp Verde Parks and Recreation Commission – January 8, 2002  
Camp Verde School District – February 12, 2002  
Camp Verde Senior Citizens – January 9, 2002  
Camp Verde Trails Committee – January 8, 2002  
Jordan Meadows Home Owners Association – April 20, 2002  
Montezuma Heights Water & Airport Company, Inc. – January 19, 2002  
United States Forest Service  
Verde Lakes Property Owners Association – November 15, 2001  
Verde Valley Realtors – September 28, 2001  
Verde View Senior Apartments – November 14, 2001  
Willows Mobile Home Park – December 7, 2001

A special acknowledgement to the Arizona Department of Commerce and the State Department Fund-Growing Smarter Planning Grant Program for a grant providing funds which enabled the Town of Camp Verde to conduct surveys and workshops and produce the general plan.

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**Chapter 1 Introduction**  
**With Suggestions From CD Staff**  
**Dated: December 7, 2015**

## CHAPTER 1 INTRODUCTION

[Items in BLUE are general notations for the Commission to consider]

[Text changes in RED are from Kathy Davis]

NOTE: Highly recommend that the Introduction be reviewed and cross-checked with the final draft of the general plan to see if there are important topics that should be included in the Introduction.

[Text changes in GREEN are from Staff]

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### VISION:

Camp Verde will maintain its rural, friendly, and historic atmosphere, with and natural scenic beauty while having offering local shopping and employment opportunities along with reasonably priced, affordable housing. Natural resources, such as including water sources such as the Verde River, and open space areas, will be a priority to preserve. Commercial, and residential, and industrial areas will be neat and visually appealing in appearance so as to enhance existing and future neighborhoods, our cultural heritage, and the natural beauty of the mountain vista setting with mountain vistas that is Camp Verde. [This paragraph was relocated to match the layout of other elements.]

### PURPOSE:

The purpose of the Camp Verde 2015 General Plan, which is a sequel to the 2005 General Plan, is to updated the framework to that helps the Town of Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. By providing direction for growth, the plan describes a the vision for Camp Verde with and provides a roadmap for how to get us there. It is a collaborative effort involving Town staff, residents, business owners, appointed and elected officials, town staff, and others various stakeholders who contributed to developing goals and actions implementation strategies that will help the Town to achieve its desired results. As an outcome of the public's involvement, the updated plan expresses the importance of highlighting Camp Verde's uniqueness while having practicable measures for desired growth and that will maintaining our cultural heritage and natural environment

When describing their town, residents of Camp Verde prefer to use terms like such as western, rural, friendly, and historic. In the 2005 General Plan, the community's biggest assets are were listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities, and while still maintaining the western/rural character of the Town and its visual attractiveness, as well as the need for additional more employment opportunities and reasonably priced housing also recognized, as needs to be fulfilled.

Similar comments were given during the revision update process of the 2015 General Plan by Camp Verde residents at National Night Out, and Cornfest. Two Town events that took place in the Summer of 2015. These Preliminary remarks given by residents at these community events maintained the opinion that the community's strongest assets are the Verde River, open space, and rural lifestyle. While future concerns were expressed as a need are for creating mores local businesses and job opportunities, protecting the Verde River, and sustaining water quality and quantity, maintaining the rural character and visual attractiveness of the Town and its visual attractiveness, and having a variety of options available for local, affordable housing. (Note: Update this paragraph after more

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public participation information is obtained with scheduled public presentations.)

~~Looking to the future, residents continued to express concerns for water quality and quantity of the Verde River and groundwater, an increase in traffic, and a lack of medium priced homes. At the same time, residents list job opportunities, neighborhood upkeep, and preservation of ample open space as the community's greatest needs. (Note: update this closing paragraph or delete since it is repetitive.) [Staff recommends striking this paragraph as it is a repeat of information already stated in the introduction]~~

### VISION STATEMENT

~~Camp Verde will maintain its western, rural, friendly, and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing. Natural resources such as water and open space will be a priority for concern. Commercial and residential areas will be neat and appealing in appearance so as not to distract from the natural beauty and mountain vistas of the Town.~~

### HISTORY OF STUDY AREA

~~Located in Yavapai County near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley. The Camp Verde area was utilized and inhabited by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared. Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. Native Americans used salt, mined from the area, for medicinal purposes and as a trade commodity.~~

~~Over 800 years later, Euro-Americans first entered this area. A period of exploration followed. In 1865, the Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (the name was changed in 1868) had begun. In 1879, Camp Verde was renamed Fort Verde to denote permanence.~~

~~In the 1950s, when the historic salt mine closed, the next generation of Camp Verdeans sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents commute to the metro Phoenix area, Prescott, and Flagstaff for jobs in various construction trades and professional services.~~

~~Population demographics have also changed in Camp Verde. According to the 2000 Census figures, at 41 percent, of the population is between the ages of 20 and 55 years. That is an increase from the 1990 Census of 38.4 percent. Between 1990 and 2000, the fastest growing segment of the community was the population between five and 19 years of age, from 6.8% percent in 1990 to 20.7% in 2000. The population over 62 years of age has experienced a slight decrease from 26% of the population in 1990 to 23.5 percent of the population in 2000.~~

## CHAPTER 1 INTRODUCTION

### BACKGROUND AND HISTORY:

Located in Yavapai County, near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley.

The Verde Valley was inhabited by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared with people who archeologist named "Sinagua." Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. The first buildings were constructed around A.D. 1000. The Sinagua were agriculturalists with trade connections that spanned hundreds of miles. A salt deposit near Camp Verde was mined for salt used for both medicinal purposes and as a precious trade commodity. Most of the Sinagua left the area around 1400, yet their descendants and other tribal groups currently call the Verde Valley their home, particularly the Yavapai and Apaches.

Over 800 years later, Euro-Americans first appeared when trappers and explorers entered the Verde Valley. A period of discovery and Anglo settlement followed. In 1865, the U.S. Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (~~the name was changed in 1868~~) had begun. In 1878, Camp Verde was renamed Fort Verde to denote permanence. The Town of Camp Verde began in August 1899 when the fort post was sold at auction.

In the 1950s, when the historic salt mine closed, the next generation of Camp Verde residents sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents still commute to the metro Phoenix area, and local neighboring communities including Cottonwood, Sedona, Jerome, Prescott, Prescott Valley, and Flagstaff for jobs in various construction trades and professional services.

The Yavapai-Apache Nation, which is a federally recognized Native American tribe located in the Verde Valley, is also an important part of Camp Verde's history and should be recognized as such. Tribal members share two culturally distinct backgrounds and speak two indigenous languages, the Yavapai language and the Western Apache language. The Yavapai-Apache Nation Indian Reservation, at consists of five non-contiguous parcels of land located in three separate communities in eastern Yavapai County, two of which are in Camp Verde. The reservation's Yavapai-Apache Nation's total land area is consists of 642 acres with approximately 2,440 total enrolled tribal members taken in as of December 2014. Through its various businesses, the Yavapai-Apache Nation currently provides employment opportunities and other economic benefits to the surrounding its neighboring communities.

~~Population demographics have also changed in Camp Verde. In the 2010 Census the population was 10,873, which was an increase from the 2000 Census population of 9,451. Overall, the age categories were similar between the 2010 and 2000 Censuses, usually within 1% to 2% change. These categories were slightly higher in the 2010 Census: 20-24~~

## CHAPTER 1 INTRODUCTION

~~years, 55-59 years, and 60-74 years. Chapter 7. Housing shows more details on the census age analysis. [Staff recommends deleting as information is covered in next section]~~

### TOPOGRAPHY AND CURRENT LIFESTYLE

~~At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42 degrees F and a maximum of 80 degrees F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.~~

~~If its water supply were limited only to precipitation, then the desert aspect would be more apparent. However, because it is situated on the Verde River, Camp Verde occupies a rare and enviable position among Arizona cities and towns. It is a desert community having a permanent river. The river supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment.~~

~~The Town and study area consist of fields of flat river plain, traversed by the Verde River (18 miles of river lies within Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the Town limits, the land is public, mostly administered by the U.S. Forest Service as permitted rangeland. Residents and visitors alike pursue recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing and hunting, riding All Terrain Vehicles, and off-road motoreveling on the National Forest lands.~~

~~The settled land has historically been worked in some type of agricultural use, with water from several historic irrigation ditches or from private wells. Today, many residents actively pursue agricultural activities on their individual lots, made possible by the historic irrigation ditches.~~

~~Camp Verde has experienced a population growth of 3,824 residents from 1980 to just below 10,000 residents in 2000, yet has maintained its rural culture and atmosphere. It is the perception of openness created by large tracts of National Forest and State Trust lands that bring new residents to the area. When questioned about the Town's future, residents list maintaining that rural atmosphere and having a visually attractive community as important. Citizens cite upkeep of neighborhoods as a way to have an attractive community.~~

~~Increased traffic and maintaining safety is a concern to the citizenry. Townspeople of all ages who walk with their dogs, bike, and ride their horses have expressed a desire to continue to be able to enjoy multi-modal transportation routes between neighborhoods and from neighborhoods to recreational areas. A local Girl Scout Troop listed the ability to ride horses from neighborhood to neighborhood as a priority.~~

~~Since incorporation in 1986, the Town has slowly begun to arrive at an understanding of the nature of its needs and desires. During this time, the influx of population has escalated, increasing the need for services and infrastructure. Comments from hundreds of citizens reveal concern for protecting the rural lifestyle yet indicate a desire for sustainable jobs and a diverse mix of growth that will provide economic stability while preserving the perception of openness.~~

### **ENVIRONMENT AND LIFESTYLE:**

At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The

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climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42° F and a maximum of 80° F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.

Camp Verde occupies a rare and enviable position among Arizona cities and towns. With approximately 18 miles of the Verde River traveling through the Town's boundaries, the Verde River supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment. However, the Verde River needs protection from too much surface water use and groundwater withdrawal by wells in order to prevent it from going dry due to water demands for household and landscaping uses.

The landform of Camp Verde consists of fields of flat river-plain, traversed by the Verde River (~~18 miles of river lies within Town limits~~) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains.

The settled land in the Camp Verde area has historically been associated with ~~worked in some type of~~ agricultural uses, with water from several historic irrigation ditches or from private wells being utilized to raise livestock and grow crops. Today, many residents still actively engage in gardening, livestock raising, and other agricultural activities on their individual lots located within Town boundaries. [This paragraph was relocated by staff to facilitate document flow]

Beyond ~~the Town limits~~ Camp Verde's boundaries, the land is public, and is mostly administered by the U.S. Forest Service for recreation and grazing. Residents and visitors alike enjoy ~~pursue~~ perusing recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing, ~~and~~ hunting, and riding all-terrain vehicles, ~~and off-road motorcycleing~~ on the surrounding National Forest lands.

Townpeople of all ages who that enjoy walking with their dogs, bike, and ride horses biking, and horseback riding, over time have continued to expressed a their desires to ~~continue to be~~ be able to enjoy multi-modal transportation routes between neighborhoods, and from neighborhoods to various recreational areas both within the Town and in its surrounding areas. Increased access to the Verde River also ranked high in importance with community residents, as did additional open space, and the development of additional recreational opportunities such as ball fields, and parks. ~~were wanted in town with more ball fields, parks, etc.~~

Since incorporation in 1986, the Town has also arrived at an understanding of the community's needs and desires for an attractive lifestyle and environment. The population of Camp Verde, which has increased from the 2000 Census amount of 9,451 people to approximately 10,873 people in the 2010 Census, and with that increase still actively maintains its desire to preserve the cultural heritage, rural character, and natural environment of Camp Verde. When questioned about the Town's future, Camp Verde residents both past and present list maintaining that the rural atmosphere and having maintaining a visually attractive community as important community characteristics that need to be preserved. Citizens also recognized and emphasized the upkeep of existing and future neighborhoods as one of the primary ways a way to have develop and maintain the an appealing community they desire.

Also during this time, the influx of population has escalated, thus increasing the need for

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services and infrastructure. **With the 2015 update of the general plan, citizens again voiced protecting the rural lifestyle while creating sustainable jobs, and diverse business and housing opportunities growth to provide economic stability and growth for the community while preserving the perception of openness. As it is this he perception of openness that has been created by large tracts of National Forest and State Trust Lands that continually brings new residents into the area.** [This paragraph and the paragraph above it were split and recombined with Kathy Davis's suggestions to facilitate document flow]

### STATE REQUIREMENTS

~~A general plan serves as the primary tool and blueprint for guiding the Town's future growth and development. It integrates the ideas and desires of the Town's residents, businesses, and elected officials into a strategy for managing the Town's future. Arizona Statute requires that every municipality have a General Plan and each county have a Comprehensive Plan.~~

~~In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandates what elements are to be included in the General Plan. For communities the size of Camp Verde, seven (7) elements are required for the General Plan. These elements will provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: land use, circulation, growth area, environmental planning, cost of development, open space and water resources.~~

~~The other change with the Growing Smarter and Growing Smarter Plus Legislation is that voters must now ratify the General Plan. Once approved by voters, the General Plan becomes a tool by which townspeople, policy makers and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities and circulation.~~

### **STATE REQUIREMENTS:**

**A general plan serves as the primary tool and blueprint for guiding future growth and development. It integrates the ideas and desires of residents, businesses, elected and appointed officials, and other various stakeholders into a strategy for managing the Town's future. Arizona Revised Statute Chapter 4, Article 6, Section 9-461.05 requires that every municipality have a plan to guide future land use and development and to define a vision for its future identity.**

**A general plan is approved and adopted for a 10-year period of time, during which it can be amended. At the end of 10 years, the plan can either be revised or readopted by the community. Arizona Revised Statutes state the adoption or readoption of the general plan or any amendment to such plan shall be made by resolution of the governing body of the municipality following at least one public hearing. Additionally, each county would have a comprehensive plan, which has separate requirements.**

**In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandated the elements required to be included in the general management plan. For communities with populations more than 2,500 people, such as the Town of Camp Verde, seven elements were required to be incorporated into for the general plan. These elements will provide the framework and policies to achieve long-term goals**

## CHAPTER 1 INTRODUCTION

and make day-to-day decisions in just about every area in which town government is involved. The required elements are: land use, circulation, growth area, environmental planning, cost of development, open space, and water resources.

The other change with the Growing Smarter and Growing Smarter Plus Legislation was that voters ~~must would~~ ratify the **general plan**. Once approved by voters, the **general plan** becomes a tool by which townspeople, policy makers, and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities, and circulation.

### **GENERAL PLAN AMENDMENTS:**

State Law does allow amendments to a community's general plan prior to the 10-year readoption date. How and when amendments can be made to a community's general plan is outlined by Arizona Revised Statutes. In addition to those requirements as outlined by Arizona Revised Statutes, Camp Verde's specific requirements also must be taken into consideration. Please see the General Plan Amendments section listed in Chapter 3 – Land Use & Character Areas for further discussion and information.

### DEFINITIONS

The following definitions should be used when interpreting the General Plan:

#### **Encourage/**

~~Promote/Suggest: When used in the context of an implementation strategy, these terms reflect the community's preference for actions that involve voluntary solutions, but do not rule out regulatory solutions.~~

#### **Ensure/Require/**

#### **Implement/**

~~Establish: When used in the context of an implementation strategy, these terms reflect the community's preference for regulatory solutions.~~

~~Goal: Statements describing a desired condition to be planned for and achieved.~~

#### **Implementation**

~~Strategy: A means for bringing goals into reality.~~

#### **Research/**

~~Develop/Adopt: Process by which ordinances/regulations become effective.~~

~~Vision: A statement of values describing the Town's desired image into the future.~~

### ORGANIZATION OF THE GENERAL PLAN DOCUMENT

The General Plan document is organized to include the various elements that are required by Arizona Revised Statutes through the Growing Smarter and Growing Smarter Plus Legislation and three other elements. Each element has a chapter devoted to it. They are: History and Culture, Land Use, Economic Development, Growth Area, Cost of Development, Housing, Transportation and Circulation, Open Space and Recreation, Environmental Planning, and Water Resources. Each element of the general plan provides

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~~a vision and a series of goals describing the desires of the townspeople. The implementation strategies will guide policy makers and private sector entities in reaching tangible decisions.~~

### **ORGANIZATION OF THE GENERAL PLAN: ~~General Plan Organization~~**

The Camp Verde 2015 General Plan is organized to include the seven elements required by Arizona Revised Statutes, ~~as well as and~~ three additional elements. Each element has a chapter devoted to it. In order of appearance in the plan, they are: ~~Chapter 2- History and Culture, 3- Land Use, 4- Economic Development, 5- Growth Area, 6- Cost of Development, 7- Housing, 8- Circulation, Trails, and Transportation, 9- Open Space, 10- Environmental Planning, and 11- Water Resources.~~ History & Culture; Land Use & Character Areas; Economic Development; Growth Area; Cost of Development; Housing; Circulation, Trails & Transportation; Open Space & Recreation; Environmental Planning; and Water Resources.

Each element provides at minimum a vision statement, introduction to the element, state requirements, goals, and implementation strategies. Some elements in this general plan may have more discussion points than those listed above. The reader should note that goals included in this general plan describe desired conditions as spoken by the townspeople residents of Camp Verde. The reader should also note that implementation strategies included in the plan will ultimately guide policy makers and private sector entities, once ratified, in reaching tangible decisions relative to the spoken goals.

For the first time the Camp Verde 2015 General Plan also presents the ~~Chapter 3- Land Use~~ element with the addition of presents “character areas;” Character Areas is a relatively new concept used in the 2015 general plan that describes the personality of a place. ~~With this approach, planning looks first at~~ by using the common characteristics or qualities of specific areas within a town rather than considering the a municipality in its entirety as a uniform place. Characteristics used to define a character area can be based on historical uses, current land use patterns, cultural identities, natural environments or other various features. After boundaries are drawn around areas based on their unifying characteristics, future land use decisions are made based on whether they will strengthen or uphold the character of that particular area.

While conventional land use planning ~~looks just~~ traditionally looks at whether or not a certain land use is compatible with the surrounding land uses, ~~instead,~~ character area planning considers all aspects of a place, thereby providing a basis for an integrated approach to planning and management. Benefits of using the character area approach also ~~this approach~~ include the enhanced flexibility to meet the needs of each specific character area within a town individually rather than addressing the entire municipality as a whole.

A total of ten character areas were identified for the Town of Camp Verde using factors such as architecture, historical practices, development type, land use mix, land use density and intensity, natural environments, and more. Two examples of character areas for the Town of Camp Verde contained in this general plan are the Downtown Character Area and Salt Mine Character Area. Notably, both of which claim the Verde River flowing through them greatly enhances the character of their respective areas.

While the Downtown Character Area has Main Street, with small retail sales, restaurants, and service shops connected by sidewalks. ~~Residential neighborhoods surround Main~~

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### **INTRODUCTION**

~~Street. This is the original center of the Camp Verde with history and architecture telling the stories of the town beginnings. The Salt Mine Character Area exemplifies rural living with low-density residential areas in an agricultural setting with some home businesses. U.S. Forest Service and Arizona State Lands comprise comprising much of the open space contained within the area. and connection to a variety of recreation. Using the Character Area approach, goals and implementation strategies can be tailored to suit the individual needs of each character area with specific goals and strategies geared toward commercial uses in the Downtown Character Area and residential uses in the Salt Mine Character Area.~~

Another new concept described in the Land Use element of the Camp Verde 2015 General Plan is that of Camp Verde being viewed as a “gateway” community for the Verde Valley and beyond. There are several road entrances into the Verde Valley, and most of them are located in Camp Verde due to the location of ~~from~~ State Route 260 and Interstate 17. This offers unique opportunities to provide accommodations, food, and orientation to visitors to let them know what is available in Camp Verde and the surrounding area. Possible implementation strategies to create an inviting gateway community include: 1. Implement informational signage which promotes Camp Verde, celebrates the Town's unique character and welcomes visitors, 2. Encourage full traffic access with design improvements for safe and efficient traffic flow, and 3. Provide safe pedestrian access to all local businesses and amenities.

#### **DEFINITIONS:**

The following definitions should be used when reading the goals and implementation strategies contained in the Camp Verde 2015 General Plan ~~general management plan~~:

Adopt/Implement:

Acquire/Purchase:

Collaborate/Coordinate/Designate/Direct/Facilitate/Participate/Use:

Communicate:

Conserve/Protect/Reduce:

Consider:

Continue/Maintain/Preserve/Retain:

Create/Establish/Implement/Institute: In the context of an implementation strategy, these terms reflect the community's preference for regulatory solutions.

Develop/Enhance/Improve/Plan/Utilize:

Discourage:

Encourage/Offer/Promote/Recommend/Support: In the context of an implementation strategy, these terms reflect the community's preference for actions that involve voluntary solutions, but do not rule out regulatory solutions.

Ensure:

Evaluate/Explore/Investigate/Research/Review:

Goal: Statements describing a desired condition to be planned for and achieved.

Identify/Inventory/Locate:

Implementation Strategy: Recommended actions to achieve goals.

Minimize:

Prohibit:

Provide/Require/Support:

Pursue/Work:

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Recruit:

Strive:

(Does the Commission want to define some/all of these terms or simplify the list?)

(Note: Recommendation was to reduce the General Plan Amendments section since it is covered in detail later in the plan. A paragraph was written above to direct readers to Chapter 3 – Land Use)

**GENERAL PLAN AMENDMENTS**

~~Arizona Statutes governing municipalities state that a community's general plan must be updated every 10 years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the 10-year re-adoption date. Arizona Revised Statute outlines how amendments can be made to the general plan.~~

**State Law Requirements for Changing Land Use and Zoning Designations.**

State Law Requirement	Major Amendment	Minor Amendment	Zoning Change
Public Notice in Newspaper	Yes	Yes	Yes
Letter to Property Owners w/in 300'	Yes	Yes	Yes
Property is Posted	Yes	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes	Yes
Council Public Hearing	Yes	Yes	Yes
2/3 Council Vote Required	Yes	No	No
Simple Majority Council Vote	No	Yes	Yes
Town Council Resolution Needed	Yes	Yes	Yes
Scheduled Once A Year for All	Yes	No	No
Scheduled Throughout the Year	No	Yes	Yes
Subject to Referendum	Yes	Yes	Yes

~~The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.~~

~~Because major amendments are considered once a year during the month of September, applications for major amendments should be submitted no later than May 31st. Fees for general plan amendments shall be set by council resolution.~~

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**MAJOR AMENDMENTS**

ARS defines major amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.” The Community Development Director will use this checklist to determine if a Land Use Map change is a major or minor amendment. A major amendment is any proposal that meets any one of these criteria:

<b>CRITERIA</b>	<b>MAJOR AMENDMENT</b>
Significant change to the Circulation Element such as but not limited to: A change in the functional classification of existing or planned public roadways. The relocation or displacement of existing or planned public roadways.	<b>X</b>
Proposed development uses more than 15 acre-feet* of potable water** per year***	<b>X</b>
Any land use amendment contiguous to property previously amended through the minor amendment process.	<b>X</b>
Contiguous to a growth area and 100 acres or greater in size	<b>X</b>
Not contiguous to a growth area and 25 acres or greater in size	<b>X</b>
Text change in conflict with approved General Plan	<b>X</b>

\*Acre-foot — 325,851 gallons, enough water to cover an acre to a depth of one foot.

\*\* Potable water — water that is safe for human consumption and many other uses such as washing and cooking.

\*\*\* 15 acre-feet of potable water are enough for approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall not be considered a major amendment.
- Request for Land Use Map changes for parcels located within designated growth areas shall not be considered a major amendment.
- Density transfers within a designated growth area shall not be considered a major amendment.

The benchmark of 15 acre-feet of potable water per year represents approximately 1.2% of the 2001-projected potable water use for Camp Verde — from *Water Use Projections, Verde Valley, Arizona* prepared in cooperation with the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation. Actual build-out for 15 acre-feet of water, based on single-family residential unit population of 2.47 people and multi-family residential unit population of 2.74 people is approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use and can be figured using an assured water supply demand calculator such as provided by the Arizona Department of Water Resources.

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**Stopped here 11.30.15 KD**

(Note: The paragraphs below will be rewritten after the public vote on the plan in 2016. Staff's suggestion is for this to become the new Preface of the Camp Verde 2015 General Plan)

**PUBLIC PARTICIPATION GUIDELINES**

The Town of Camp Verde shall provide opportunities for the involvement of Camp Verde citizens, neighboring governments, schools, utility companies, civic and other community groups, and all economic segments within Camp Verde through public hearings and other means as the Town Council deems appropriate. Camp Verde believes that early public involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in Town decision making, particularly as it relates to land use and development issues.

Camp Verde wants both developers and citizens to have an adequate opportunity at the beginning of the process to identify, discuss, and resolve issues related to proposed development projects and land uses. Effective public participation in the planning process can result in enhanced quality of development and uses throughout Camp Verde.

The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;
2. Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, it is intended to encourage applicants to be good neighbors and to allow for informed decision-making.

**CITIZEN PARTICIPATION RESULTS**

A series of open houses and presentations were conducted from May 2001 through July 2002 to gather public input for the general plan amendment process. During that time, 23 presentations were given.

Listed below are the main concerns voiced by members of the public who attended the 2001 and 2002 presentations and provided input:

**Top Assets/characteristics for the Future**

- #1— More business
- #2— Job opportunities
- #3— Affordable housing
- #4 Tie - Verde River access
- Parks/Ball Fields

**Three Greatest Needs**

- #1— Job opportunities
- #2— Neighborhood upkeep
- #3— Preserving open space

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**Three Biggest Future Concerns**

- #1 Water quality/quantity
- #2 Increase in traffic
- #3 Lack of medium priced homes

**Three Strongest Assets**

- #1 Western/rural lifestyle
- #2 Verde /River
- #3 Open space/scenery

**Top Five Attributes Want Camp Verde  
Recognized for in 2020**

- #1 Western/rural character
- #2 Shopping Opportunities
- #3 Friendliness
- #4 Visually attractive
- #5 Tie Employment opportunities  
\_ Affordable Housing

**Top Qualities to Preserve**

- #1 Western/rural Character
- #2 Small-town
- #3 Friendliness
- #4 Historic
- #5 Maintained roads

2015 public participation in July and August at town events. (Note: these are preliminary since more participation is planned in 2016)

**Top Assets/characteristics for the Future**

- #1 – More business
- #2 – Job opportunities
- #3 Tie – Verde River access  
and Parks/Ball Fields

(Note: #3 should have been separated for Voting in 2015. Do this in future public participation)

- #4 Affordable housing

**Three Greatest Needs**

- #1 – Job opportunities
- #2 Tie – Preserving open space  
– Neighborhood upkeep

**Three Biggest Future Concerns**

- #1 – Water quality/quantity
- #2 – Lack of medium priced homes
- #3 – Increase in traffic

**Three Strongest Assets**

- #1 – Verde River
- #2 – Open space/scenery
- #3 –Western/rural lifestyle

**Top Five Attributes Want Camp Verde**

**Recognized for in 2020** (Note 2025)

- #1 – Employment opportunities  
\_ Affordable Housing

(Note: #1 should have been separated for Voting in 2015. Do this in future public participation)

- #2 – Visually attractive
- #3 – Shopping Opportunities
- #4 Tie – Western/rural character  
– Friendliness

**Top Qualities to Preserve**

- #1 Tie– Western/rural character  
– Small-town  
– Historic
- #2 – Maintained roads
- #3 – Friendliness

(Note: the below will be rewritten after the public vote on the plan in 2016.)

After the 2003 Camp Verde General Plan was rejected by voters in May 2004, staff conducted five public meetings to determine why voters rejected the plan. During those meetings, citizens expressed concern for preserving the rural character of the community by maintaining large lot land uses. Most agreed that the central portion of the Town along Finnie Flat Road should be marked as high density because of the availability of water and

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sewer. Most also, agreed that Hwy. 260 between I-17 and the Town's northwest border should be marked as the existing and future commercial corridor for the Town. A majority of those expressing their opinion agreed that National Forest Lands within that corridor and fronting Hwy. 260 should be designated as commercial or mixed use, with the remainder of the National Forest in that area designated as National Forest or Open Space.

All citizens attending the open houses agreed that the views east of I-17 along General Crook Trail should be protected and preserved.

The Camp Verde Fire Department hosted town staff for a general plan question and answer session on July 14, 2004. At that time, firefighters were unanimous in their concern for a vibrant economy for the Town. Firefighters expressed that the Hwy. 260 corridor and the I-17 corridor between General Crook Trail and Hwy. 260 should be designated for commercial land use.

**Chapter 1 Introduction**  
**Suggestions From Kathy Davis**  
**Dated: December 3, 2015**

## CHAPTER 1 INTRODUCTION

KDavis edits 12.3.15

**NOTE:** Highly recommend that the Introduction be reviewed and cross-checked with the final draft of the general plan to see if there are important topics that should be included in the Introduction.

### **DRAFT**

The purpose of the Camp Verde 2015 General Plan, which is a sequel to the 2005 General Plan, is to update the framework to help the Town make the most of opportunities to cultivate a dynamic economy and improve the quality of life for residents. By providing direction for growth, the plan describes a vision for Camp Verde with a roadmap how to get there. It is a collaborative effort involving Town staff, residents, business owners, elected officials, and other stakeholders who contributed to goals and actions to achieve results. As an outcome of the public involvement, the updated plan expresses the importance of highlighting Camp Verde's uniqueness while having practicable measures for desired growth and maintaining our cultural heritage and natural environment

When describing their town, residents use terms like ~~western~~, rural, friendly, and historic. In the 2005 General Plan, the community's biggest assets are listed as the ~~western/rural~~ lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for **more local** shopping opportunities, and maintaining the ~~western/rural~~ character of the town and its visual attractiveness. More employment opportunities and reasonably priced housing are also recognized, as needs to be fulfilled.

Similar comments were given during the revision of the 2015 General Plan by residents at two town events in summer 2015. These preliminary remarks maintained the opinion that the strongest assets are the Verde River, open space, and rural lifestyle. Future concerns are for creating more businesses and job opportunities, protecting the Verde River and water quality and quantity, maintaining the rural character of the town and its visual attractiveness, and having affordable housing. (Note: update this paragraph after more public participation information is obtained with scheduled public presentations.)

Looking to the future, residents continued to express concerns for water quality and quantity of the Verde River and groundwater, an increase in traffic, and a lack of medium priced homes. At the same time, residents list job opportunities, neighborhood upkeep, and preservation of ample open space as the community's greatest needs. (Note: update this closing paragraph or delete since it is repetitive.)

### VISION STATEMENT

~~Camp Verde will maintain its western, rural, friendly, and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing. Natural resources such as water and open space will be a priority for concern. Commercial and residential areas will be neat and appealing in appearance so as not to distract from the natural beauty and mountain vistas of the Town.~~

### **Vision**

**Camp Verde will maintain its rural, friendly, and historic atmosphere with scenic beauty**

## CHAPTER 1 INTRODUCTION

while having local shopping and employment opportunities along with reasonably priced housing. Natural resources, such as water and open space, will be a priority to preserve. Commercial and residential areas will be neat and appealing in appearance so as to enhance neighborhoods, our cultural heritage, and the natural beauty of the setting with mountain vistas.

### HISTORY OF STUDY AREA

~~Located in Yavapai County near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley. The Camp Verde area was utilized and inhabited by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared. Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. Native Americans used salt, mined from the area, for medicinal purposes and as a trade commodity.~~

~~Over 800 years later, Euro-Americans first entered this area. A period of exploration followed. In 1865, the Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (the name was changed in 1868) had begun. In 1879, Camp Verde was renamed Fort Verde to denote permanenee.~~

~~In the 1950s, when the historic salt mine closed, the next generation of Camp Verdeans sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents commute to the metro Phoenix area, Prescott, and Flagstaff for jobs in various construction trades and professional services.~~

~~Population demographics have also changed in Camp Verde. According to the 2000 Census figures, at 41 percent, of the population is between the ages of 20 and 55 years. That is an increase from the 1990 Census of 38.4 percent. Between 1990 and 2000, the fastest growing segment of the community was the population between five and 19 years of age, from 6.8 percent in 1990 to 20.7% in 2000. The population over 62 years of age has experienced a slight decrease from 26% of the population in 1990 to 23.5 percent of the population in 2000.~~

### **Background and History**

Located in Yavapai County near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley. **The Verde Valley was inhabited** by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared **with people who archeologist named "Sinagua."** Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. The first buildings were constructed around A.D. 1000. **The Sinagua were agriculturalists with trade connections that spanned hundreds of miles. A salt deposit near Camp Verde was mined for salt used for medicinal purposes and as a precious trade commodity. Most of the Sinagua left the area around 1400, yet their descendants and other tribal groups currently call the Verde Valley their home, particularly the Yavapai and Apaches.**

## CHAPTER 1 INTRODUCTION

Over 800 years later, Euro-Americans first appeared when trappers and explorers entered the Verde Valley. A period of discovery and Anglo settlement followed. In 1865, the U.S. Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (the name was changed in 1868) had begun. In 1878, Camp Verde was renamed Fort Verde to denote permanence. The Town of Camp Verde began in August 1899 when the fort post was sold at auction.

In the 1950s, when the historic salt mine closed, the next generation of Camp Verde residents sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents commute to the metro Phoenix area, Cottonwood, Sedona, Jerome, Prescott, and Flagstaff for jobs in various construction trades and professional services.

The Yavapai-Apache Nation is a federally recognized Native American tribe in Verde Valley. Tribal members share two culturally distinct backgrounds and speak two indigenous languages, the Yavapai language and the Western Apache language. The Yavapai-Apache Nation Indian Reservation, at consists of five non-contiguous parcels of land located in three separate communities in eastern Yavapai County, two of which are in Camp Verde. The reservation's total land area is 642 acres with 2,440 total enrolled tribal members taken in December 2014. Through its various businesses, the Yavapai-Apache Nation provides employment and other economic benefits to the surrounding communities.

Population demographics have also changed in Camp Verde. In the 2010 Census the population was 10,873, which was an increase from the 2000 Census population of 9,451. Overall, the age categories were similar between the 2010 and 2000 Censuses, usually within 1% to 2% change. These categories were slightly higher in the 2010 Census: 20-24 years, 55-59 years, and 60-74 years. Chapter 7. Housing shows more details on the census age analysis.

### TOPOGRAPHY AND CURRENT LIFESTYLE

~~At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42 degrees F and a maximum of 80 degrees F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.~~

~~If its water supply were limited only to precipitation, then the desert aspect would be more apparent. However, because it is situated on the Verde River, Camp Verde occupies a rare and enviable position among Arizona cities and towns: It is a desert community having a permanent river. The river supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment.~~

~~The Town and study area consist of fields of flat river-plain, traversed by the Verde River (18 miles of river lies within Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the Town limits, the land is public, mostly administered by the U.S. Forest Service as permitted rangeland. Residents and visitors alike pursue recreational activities such as walking, backpacking, camping,~~

## CHAPTER 1 INTRODUCTION

~~horseback riding, bird watching, picnicking, fishing and hunting, riding All Terrain Vehicles, and off-road motorcycling on the National Forest lands.~~

~~The settled land has historically been worked in some type of agricultural use, with water from several historic irrigation ditches or from private wells. Today, many residents actively pursue agricultural activities on their individual lots, made possible by the historic irrigation ditches.~~

~~Camp Verde has experienced a population growth of 3,824 residents from 1980 to just below 10,000 residents in 2000, yet has maintained its rural culture and atmosphere. It is the perception of openness created by large tracts of National Forest and State Trust lands that bring new residents to the area. When questioned about the Town's future, residents list maintaining that rural atmosphere and having a visually attractive community as important. Citizens cite upkeep of neighborhoods as a way to have an attractive community.~~

~~Increased traffic and maintaining safety is a concern to the citizenry. Townspeople of all ages who walk with their dogs, bike, and ride their horses have expressed a desire to continue to be able to enjoy multi-modal transportation routes between neighborhoods and from neighborhoods to recreational areas. A local Girl Scout Troop listed the ability to ride horses from neighborhood to neighborhood as a priority.~~

~~Since incorporation in 1986, the Town has slowly begun to arrive at an understanding of the nature of its needs and desires. During this time, the influx of population has escalated, increasing the need for services and infrastructure. Comments from hundreds of citizens reveal concern for protecting the rural lifestyle yet indicate a desire for sustainable jobs and a diverse mix of growth that will provide economic stability while preserving the perception of openness.~~

### **Environment and Lifestyle**

At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42° F and a maximum of 80° F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.

**Camp Verde occupies a rare and enviable position among Arizona cities and towns. The Verde River supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment. However, Verde River needs protection from too much surface water use and groundwater withdrawal by wells in order to prevent it from going dry due to water demands for household and landscaping uses.**

The **landform** consist of fields of flat river-plain, traversed by the Verde River (18 miles of river lies within Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the Town limits, the land is public, mostly administered by the **U.S. Forest Service for recreation and grazing**. Residents and visitors alike pursue recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing and hunting, riding **all-terrain vehicles**, and off-road motorcycling on the National Forest lands.

The settled land has historically been worked in some type of agricultural use, with water from several historic irrigation ditches or from private wells. Today, many residents

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actively engage in gardening, livestock raising, and other agricultural activities on their individual lots.

Population of Camp Verde has increased from the 2000 amount of 9,451 to 10,873 in the 2010 Census, and with that increase still maintains its cultural heritage, rural character, and natural environment. The openness created by large tracts of National Forest and State Trust lands that bring new residents to the area. When questioned about the Town's future, residents list maintaining that rural atmosphere and having a visually attractive community as important. Citizens emphasized upkeep of neighborhoods as a way to have an appealing community.

Townpeople of all ages who walk with their dogs, bike, and ride horses have expressed a desire to continue to be able to enjoy multi-modal transportation routes between neighborhoods and from neighborhoods to recreational areas. Increased access to the Verde River also ranked high in importance. Additional open space recreation opportunities were wanted in town with more ball fields, parks, etc.

Since incorporation in 1986, the Town has arrived at an understanding of the community needs and desires for an attractive lifestyle and environment. During this time, the influx of population has escalated, increasing the need for services and infrastructure. With the 2015 update of the general plan, citizens again voiced protecting the rural lifestyle while creating sustainable jobs and diverse business and housing growth to provide economic stability while preserving the perception of openness.

### STATE REQUIREMENTS

~~A general plan serves as the primary tool and blueprint for guiding the Town's future growth and development. It integrates the ideas and desires of the Town's residents, businesses, and elected officials into a strategy for managing the Town's future. Arizona Statute requires that every municipality have a General Plan and each county have a Comprehensive Plan.~~

~~In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandates what elements are to be included in the General Plan. For communities the size of Camp Verde, seven (7) elements are required for the General Plan. These elements will provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: land use, circulation, growth area, environmental planning, cost of development, open space and water resources.~~

~~The other change with the Growing Smarter and Growing Smarter Plus Legislation is that voters must now ratify the General Plan. Once approved by voters, the General Plan becomes a tool by which townspeople, policy makers and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities and circulation.~~

### **State Requirements**

A general plan serves as the primary tool and blueprint for guiding future growth and development. It integrates the ideas and desires of residents, businesses, elected officials, and other stakeholders into a strategy for managing the Town's future. Arizona Revised Statute Chapter 4, Article 6, Section 9-461.05 requires that every municipality have a plan to guide future land use and development and to define a vision for its future identity. A

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general plan is approved and adopted for a 10-year period, during which it can be amended. At the end of 10 years, the plan can be revised or readopted. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality following at least one public hearing. Additionally, each county would have a comprehensive plan, which has separate requirements.

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandated the elements to include in the general management plan. For communities with populations more than 2,500, such as Camp Verde, seven elements were required for the general plan. These elements will provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: land use, circulation, growth area, environmental planning, cost of development, open space, and water resources.

The other change with the Growing Smarter and Growing Smarter Plus Legislation was that voters would ratify the general plan. Once approved by voters, the general plan becomes a tool by which townspeople, policy makers, and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities, and circulation.

## DEFINITIONS

~~The following definitions should be used when interpreting the General Plan:~~

### ~~Encourage/ Promote/Suggest:~~

~~When used in the context of an implementation strategy, these terms reflect the community's preference for actions that involve voluntary solutions, but do not rule out regulatory solutions.~~

### ~~Ensure/Require/ Implement/ Establish:~~

~~When used in the context of an implementation strategy, these terms reflect the community's preference for regulatory solutions.~~

~~Goal: Statements describing a desired condition to be planned for and achieved.~~

### ~~Implementation Strategy:~~

~~A means for bringing goals into reality.~~

### ~~Research/ Develop/Adopt:~~

~~Process by which ordinances/regulations become effective.~~

~~Vision: A statement of values describing the Town's desired image into the future.~~

Note: Kendall will work with others to determine what terms to define.

## **Definitions**

The following definitions should be used when reading the general management plan:

**Encourage/Promote/Suggest:** In the context of an implementation strategy, these terms reflect the community's preference for actions that involve voluntary

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solutions, but do not rule out regulatory solutions.

Ensure/Require/Implement/Establish: In the context of an implementation strategy, these terms reflect the community's preference for regulatory solutions.

Goal: Statements describing a desired condition to be planned for and achieved.

Implementation Strategy: Recommended actions to achieve goals.

Research/Develop/Adopt: Process by which ordinances/regulations become effective.

Vision: Statement of values describing desired future condition.

### **ORGANIZATION OF THE GENERAL PLAN DOCUMENT**

~~The General Plan document is organized to include the various elements that are required by Arizona Revised Statutes through the Growing Smarter and Growing Smarter Plus Legislation and three other elements. Each element has a chapter devoted to it. They are; History and Culture, Land Use, Economic Development, Growth Area, Cost of Development, Housing, Transportation and Circulation, Open Space and Recreation, Environmental Planning, and Water Resources. Each element of the general plan provides a vision and a series of goals describing the desires of the townspeople. The implementation strategies will guide policy makers and private sector entities in reaching tangible decisions.~~

#### **General Plan Organization**

The Camp Verde General Plan is organized to include the seven elements required by Arizona Revised Statutes, and three additional elements. Each element has a chapter devoted to it. In order of appearance in the plan, they are Chapters 2. History and Culture, 3. Land Use, 4. Economic Development, 5. Growth Area, 6. Cost of Development, 7. Housing, 8. Circulation, Trails, and Transportation, 9. Open Space, 10. Environmental Planning, and 11. Water Resources.

Each element provides at minimum a vision, introduction, state requirement, goals, and implement strategies. Some elements may have more discussion points. Goals describe desired conditions spoken by townspeople. Implementation strategies will guide policy makers and private sector entities in reaching tangible decisions.

Chapter 3 Land Use element presents "character areas," a new concept used in the 2015 general plan that describes the personality of a place. With this approach, planning looks first at the common characteristics or qualities of specific areas within a town rather than considering a municipality as a uniform place. Characteristics can be based on historical uses, current land use patterns, cultural identities, natural environments or other features. After boundaries are drawn around areas based on their unifying characteristic, future land use decision are made based on whether they will strengthen or uphold the character. Conventional land use planning looks just at whether a certain land use is compatible with the surrounding land uses. Instead, character area planning considers all aspects of a place, thereby providing a basis for an integrated approach to planning and management. Benefits of this approach include enhanced flexibility to meet the needs of each specific area within a town.

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Ten character areas were identified for Camp Verde using factors such as architecture, historical practices, development type, land use mix, land use density and intensity, natural environments, and more. Two examples for Camp Verde are the Downtown Character Area and Salt Mine Character Area; notably, both claim the Verde River flowing through them greatly enhance the character. Downtown has Main Street with small retail sales, restaurants, and service shops connected by sidewalks. Residential neighborhoods surround Main Street. This is the original center of the Camp Verde with history and architecture telling the stories of the town beginnings. Salt Mine exemplifies rural living with low-density residential areas in an agricultural setting with some home businesses. U.S. Forest Service and Arizona State lands comprise much of the open space and connection to a variety of recreation.

Another concept described in the Land Use element is that of Camp Verde being a “gateway” community for the Verde Valley and beyond. There are several road entrances into the Verde Valley, and most of them are in Camp Verde from State Route 260 and Interstate 17. This offers opportunities to provide accommodations, food, and orientation to visitors to let them know what is available in Camp Verde and the surrounding area. Possible implementation strategies to create an inviting gateway community include: 1. Implement informational signage which promotes Camp Verde, celebrates the Town's unique character and welcomes visitors, 2. Encourage full traffic access with design improvements for safe and efficient traffic flow, and 3. Provide safe pedestrian access to all local businesses and amenities.

Note: Recommendation was to reduce the General Plan Amendments section since it is covered in detail in the plan. Instead write a paragraph or more to let the reader/user know about the amendments in Chapter 3 Land Use.

**GENERAL PLAN AMENDMENTS**

~~Arizona Statutes governing municipalities state that a community’s general plan must be updated every 10 years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the 10-year re-adoption date. Arizona Revised Statute outlines how amendments can be made to the general plan.~~

**State Law Requirements for Changing Land Use and Zoning Designations.**

State Law Requirement	Major Amendment	Minor Amendment	Zoning Change
Public Notice in Newspaper	Yes	Yes	Yes
Letter to Property Owners w/in 300'	Yes	Yes	Yes
Property is Posted	Yes	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes	Yes
Council Public Hearing	Yes	Yes	Yes
2/3 Council Vote Required	Yes	No	No
Simple Majority	No	Yes	Yes

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Council Vote			
Town Council Resolution Needed	<del>Yes</del>	<del>Yes</del>	Yes
Scheduled Once A Year for All	Yes	No	No
Scheduled Throughout the Year	No	Yes	Yes
Subject to Referendum	Yes	Yes	Yes

~~The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.~~

~~Because major amendments are considered once a year during the month of September, applications for major amendments should be submitted no later than May 31st. Fees for general plan amendments shall be set by council resolution.~~

**MAJOR AMENDMENTS**

~~ARS defines major amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.” The Community Development Director will use this checklist to determine if a Land Use Map change is a major or minor amendment. A major amendment is any proposal that meets any one of these criteria:~~

<b>CRITERIA</b>	<b>MAJOR AMENDMENT</b>
<del>Significant change to the Circulation Element such as but not limited to: A change in the functional classification of existing or planned public roadways. The relocation or displacement of existing or planned public roadways.</del>	<del>X</del>
<del>Proposed development uses more than 15 acre-feet* of potable water** per year***</del>	<del>X</del>
<del>Any land use amendment contiguous to property previously amended through the minor amendment process.</del>	<del>X</del>
<del>Contiguous to a growth area and 100 acres or greater in size</del>	<del>X</del>
<del>Not contiguous to a growth area and 25 acres or greater in size</del>	<del>X</del>
<del>Text change in conflict with approved General Plan</del>	<del>X</del>

~~\*Acre-foot — 325,851 gallons, enough water to cover an acre to a depth of one foot.~~

~~\*\* Potable water — water that is safe for human consumption and many other uses such as washing and cooking.~~

~~\*\*\* 15 acre-feet of potable water are enough for approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.~~

## CHAPTER 1 INTRODUCTION

- ~~Changes to implementation strategies that alter the timing, cost and type of programs or activities shall not be considered a major amendment.~~
- ~~Request for Land Use Map changes for parcels located within designated growth areas shall not be considered a major amendment.~~
- ~~Density transfers within a designated growth area shall not be considered a major amendment.~~

~~The benchmark of 15 acre-feet of potable water per year represents approximately 1.2% of the 2001-projected potable water use for Camp Verde from *Water Use Projections, Verde Valley, Arizona* prepared in cooperation with the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation. Actual build-out for 15 acre-feet of water, based on single-family residential unit population of 2.47 people and multi-family residential unit population of 2.74 people is approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use and can be figured using an assured water supply demand calculator such as provided by the Arizona Department of Water Resources.~~

### General Plan Amendments

Note: Kendall will write this section describing the amendment categories and directing the reader/user to Chapter 3 Land Use for more detailed discussion.

**Stopped here 11.30.15 KD** (Note: the below will be rewritten after the public vote on the plan in 2016.)

### PUBLIC PARTICIPATION GUIDELINES

The Town of Camp Verde shall provide opportunities for the involvement of Camp Verde citizens, neighboring governments, schools, utility companies, civic and other community groups, and all economic segments within Camp Verde through public hearings and other means as the Town Council deems appropriate. Camp Verde believes that early public involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in Town decision making, particularly as it relates to land use and development issues.

Camp Verde wants both developers and citizens to have an adequate opportunity at the beginning of the process to identify, discuss, and resolve issues related to proposed development projects and land uses. Effective public participation in the planning process can result in enhanced quality of development and uses throughout Camp Verde.

The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;
2. Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and

**CHAPTER 1**  
**INTRODUCTION**

3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, it is intended to encourage applicants to be good neighbors and to allow for informed decision-making.

**CITIZEN PARTICIPATION RESULTS**

A series of open houses and presentations were conducted from May 2001 through July 2002 to gather public input for the general plan amendment process. During that time, 23 presentations were given.

~~Listed below are the main concerns voiced by members of the public who attended the 2001 and 2002 presentations and provided input:~~

~~**Top Assets/characteristics for the Future**~~

- ~~#1 – More business  
#2 – Job opportunities  
#3 – Affordable housing  
#4 Tie – Verde River access  
– Parks/Ball Fields~~

~~**Three Greatest Needs**~~

- ~~#1 – Job opportunities  
#2 – Neighborhood upkeep  
#3 – Preserving open space~~

~~**Three Biggest Future Concerns**~~

- ~~#1 – Water quality/quantity  
#2 – Increase in traffic  
#3 – Lack of medium priced homes~~

~~**Three Strongest Assets**~~

- ~~#1 – Western/rural lifestyle  
#2 – Verde /River  
#3 – Open space/scenery~~

~~**Top Five Attributes Want Camp Verde  
Recognized for in 2020**~~

- ~~#1 – Western/rural character  
#2 – Shopping Opportunities  
#3 – Friendliness  
#4 – Visually attractive  
#5 Tie – Employment opportunities  
– Affordable Housing~~

~~**Top Qualities to Preserve**~~

- ~~#1 – Western/rural Character  
#2 – Small-town  
#3 – Friendliness  
#4 – Historic  
#5 – Maintained roads~~

2015 public participation in July and August at town events. (Note: these are preliminary since more participation is planned in 2016)

**Top Assets/characteristics for the Future**

- #1 – More business  
#2 – Job opportunities  
#3 Tie – Verde River access  
and Parks/Ball Fields

(Note: #3 should have been separated for Voting in 2015. Do this in future public participation)

- #4 Affordable housing

**Three Greatest Needs**

- #1 – Job opportunities  
#2 Tie – Preserving open space  
– Neighborhood upkeep

**Three Biggest Future Concerns**

- #1 – Water quality/quantity

**Three Strongest Assets**

- #1 – Verde River

## **CHAPTER 1**

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- #2 – Lack of medium priced homes
- #3 – Increase in traffic

- #2 – Open space/scenery
- #3 – Western/rural lifestyle

#### **Top Five Attributes Want Camp Verde**

**Recognized for in 2020** (Note 2025)

- #1 – Employment opportunities
- Affordable Housing

(Note: #1 should have been separated for Voting in 2015. Do this in future public participation)

- #2 – Visually attractive
- #3 – Shopping Opportunities
- #4 Tie – Western/rural character
- Friendliness

#### **Top Qualities to Preserve**

- #1 Tie– Western/rural character
- Small-town
- Historic
- #2 – Maintained roads
- #3 – Friendliness

(Note: the below will be rewritten after the public vote on the plan in 2016.)

After the 2003 Camp Verde General Plan was rejected by voters in May 2004, staff conducted five public meetings to determine why voters rejected the plan. During those meetings, citizens expressed concern for preserving the rural character of the community by maintaining large lot land uses. Most agreed that the central portion of the Town along Finnie Flat Road should be marked as high density because of the availability of water and sewer. Most also, agreed that Hwy. 260 between I-17 and the Town's northwest border should be marked as the existing and future commercial corridor for the Town. A majority of those expressing their opinion agreed that National Forest Lands within that corridor and fronting Hwy. 260 should be designated as commercial or mixed use, with the remainder of the National Forest in that area designated as National Forest or Open Space.

All citizens attending the open houses agreed that the views east of I-17 along General Crook Trail should be protected and preserved.

The Camp Verde Fire Department hosted town staff for a general plan question and answer session on July 14, 2004. At that time, firefighters were unanimous in their concern for a vibrant economy for the Town. Firefighters expressed that the Hwy. 260 corridor and the I-17 corridor between General Crook Trail and Hwy. 260 should be designated for commercial land use.

# **Chapter 1 Introduction**

## **As It Appears In Current General Plan**

## **CHAPTER 1**

### **INTRODUCTION**

When describing their town, Camp Verdeans use terms like western, rural, friendly, and historic. The community's biggest assets are listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for shopping opportunities, and maintaining the western/rural character of the town and its visual attractiveness. More employment opportunities and reasonably priced housing are also recognized, as needs to be fulfilled.

While Camp Verdeans look to the future, they have expressed concerns for water quality and quantity, an increase in traffic, and a lack of medium priced homes. At the same time, residents list job opportunities, neighborhood upkeep, and preservation of ample open space as the community's greatest needs.

### **VISION STATEMENT**

Camp Verde will maintain its western, rural, friendly, and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing. Natural resources such as water and open space will be a priority for concern. Commercial and residential areas will be neat and appealing in appearance so as not to distract from the natural beauty and mountain vistas of the Town.

### **HISTORY OF STUDY AREA**

Located in Yavapai County near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley. The Camp Verde area was utilized and inhabited by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared. Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. Native Americans used salt, mined from the area, for medicinal purposes and as a trade commodity.

Over 800 years later, Euro-Americans first entered this area. A period of exploration followed. In 1865, the Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (the name was changed in 1868) had begun. In 1879, Camp Verde was renamed Fort Verde to denote permanence.

In the 1950s, when the historic salt mine closed, the next generation of Camp Verdeans sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents commute to the metro Phoenix area, Prescott, and Flagstaff for jobs in various construction trades and professional services.

Population demographics have also changed in Camp Verde. According to the 2000 Census figures, at 41 percent, of the population is between the ages of 20 and 55 years. That is an increase from the 1990 Census of 38.4 percent. Between 1990 and 2000, the fastest growing segment of the community was the population between five and 19 years of age, from 6.8 percent in 1990 to 20.7% in 2000. The population over 62 years of age has experienced a slight decrease from 26% of the population in 1990 to 23.5 percent of the population in 2000.

## **CHAPTER 1** **INTRODUCTION**

### **TOPOGRAPHY AND CURRENT LIFESTYLE**

At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42 degrees F and a maximum of 80 degrees F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.

If its water supply were limited only to precipitation, then the desert aspect would be more apparent. However, because it is situated on the Verde River, Camp Verde occupies a rare and enviable position among Arizona cities and towns: It is a desert community having a permanent river. The river supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment.

The Town and study area consist of fields of flat river-plain, traversed by the Verde River (18 miles of river lies within Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the Town limits, the land is public, mostly administered by the U.S. Forest Service as permitted rangeland. Residents and visitors alike pursue recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing and hunting, riding All Terrain Vehicles, and off-road motorcycling on the National Forest lands.

The settled land has historically been worked in some type of agricultural use, with water from several historic irrigation ditches or from private wells. Today, many residents actively pursue agricultural activities on their individual lots, made possible by the historic irrigation ditches.

Camp Verde has experienced a population growth of 3,824 residents from 1980 to just below 10,000 residents in 2000, yet has maintained its rural culture and atmosphere. It is the perception of openness created by large tracts of National Forest and State Trust lands that bring new residents to the area. When questioned about the Town's future, residents list maintaining that rural atmosphere and having a visually attractive community as important. Citizens cite upkeep of neighborhoods as a way to have an attractive community.

Increased traffic and maintaining safety is a concern to the citizenry. Townspeople of all ages who walk with their dogs, bike, and ride their horses have expressed a desire to continue to be able to enjoy multi-modal transportation routes between neighborhoods and from neighborhoods to recreational areas. A local Girl Scout Troop listed the ability to ride horses from neighborhood to neighborhood as a priority.

Since incorporation in 1986, the Town has slowly begun to arrive at an understanding of the nature of its needs and desires. During this time, the influx of population has escalated, increasing the need for services and infrastructure. Comments from hundreds of citizens reveal concern for protecting the rural lifestyle yet indicate a desire for sustainable jobs and a diverse mix of growth that will provide economic stability while preserving the perception of openness.

### **STATE REQUIREMENTS**

A general plan serves as the primary tool and blueprint for guiding the Town's future growth and development. It integrates the ideas and desires of the Town's residents,

## **CHAPTER 1**

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businesses, and elected officials into a strategy for managing the Town's future. Arizona Statute requires that every municipality have a General Plan and each county have a Comprehensive Plan.

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandates what elements are to be included in the General Plan. For communities the size of Camp Verde, seven (7) elements are required for the General Plan. These elements will provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: land use, circulation, growth area, environmental planning, cost of development, open space and water resources.

The other change with the Growing Smarter and Growing Smarter Plus Legislation is that voters must now ratify the General Plan. Once approved by voters, the General Plan becomes a tool by which townspeople, policy makers and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities and circulation.

#### **DEFINITIONS**

The following definitions should be used when interpreting the General Plan:

**Encourage/**

**Promote/Suggest:** When used in the context of an implementation strategy, these terms reflect the community's preference for actions that involve voluntary solutions, but do not rule out regulatory solutions.

**Ensure/Require/**

**Implement/**

**Establish:**

When used in the context of an implementation strategy, these terms reflect the community's preference for regulatory solutions.

**Goal:**

Statements describing a desired condition to be planned for and achieved.

**Implementation**

**Strategy:**

A means for bringing goals into reality.

**Research/**

**Develop/Adopt:**

Process by which ordinances/regulations become effective.

**Vision:**

A statement of values describing the Town's desired image into the future.

#### **ORGANIZATION OF THE GENERAL PLAN DOCUMENT**

The General Plan document is organized to include the various elements that are required by Arizona Revised Statutes through the Growing Smarter and Growing Smarter Plus Legislation and three other elements. Each element has a chapter devoted to it. They are: History and Culture, Land Use, Economic Development, Growth Area, Cost of Development, Housing, Transportation and Circulation, Open Space and Recreation, Environmental Planning, and Water Resources. Each element of the general plan provides a vision and a series of goals describing the desires of the townspeople. The implementation

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strategies will guide policy makers and private sector entities in reaching tangible decisions.

**GENERAL PLAN AMENDMENTS**

Arizona Statutes governing municipalities state that a community's general plan must be updated every 10 years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the 10-year re-adoption date. Arizona Revised Statute outlines how amendments can be made to the general plan.

**State Law Requirements for Changing Land Use and Zoning Designations.**

State Law Requirement	Major Amendment	Minor Amendment	Zoning Change
Public Notice in Newspaper	Yes	Yes	Yes
Letter to Property Owners w/in 300'	Yes	Yes	Yes
Property is Posted	Yes	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes	Yes
Council Public Hearing	Yes	Yes	Yes
2/3 Council Vote Required	Yes	No	No
Simple Majority Council Vote	No	Yes	Yes
Town Council Resolution Needed	Yes	Yes	Yes
Scheduled Once A Year for All	Yes	No	No
Scheduled Throughout the Year	No	Yes	Yes
Subject to Referendum	Yes	Yes	Yes

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.

Because Major amendments are considered once a year during the month of September, applications for major amendments should be submitted no later than May 31st. Fees for general plan amendments shall be set by council resolution.

**MAJOR AMENDMENTS**

ARS defines major amendment as "a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element." The Community Development Director will use this checklist to determine if a

**CHAPTER 1  
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Land Use Map change is a major or minor amendment. A Major Amendment is any proposal that meets any one of these criteria:

CRITERIA	MAJOR AMENDMENT
Significant change to the Circulation Element such as but not limited to: A change in the functional classification of existing or planned public roadways. The relocation or displacement of existing or planned public roadways.	X
Proposed development uses more than 15 acre-feet* of potable water** per year***	X
Any land use amendment contiguous to property previously amended through the minor amendment process.	X
Contiguous to a growth area and 100 acres or greater in size	X
Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

\*Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

\*\* Potable water – water that is safe for human consumption and many other uses such as washing and cooking.

\*\*\* 15 acre-feet of potable water are enough for approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall **not** be considered a major amendment.
- Request for Land Use Map changes for parcels located within designated growth areas shall **not** be considered a major amendment.
- Density transfers within a designated growth area shall not be considered a major amendment.

The benchmark of 15 acre-feet of potable water per year represents approximately 1.2% of the 2001-projected potable water use for Camp Verde – from *Water Use Projections, Verde Valley, Arizona* prepared in cooperation with the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation. Actual build-out for 15 acre-feet of water, based on single-family residential unit population of 2.47 people and multi-family residential unit population of 2.74 people is approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use and can be figured using an assured water supply demand calculator such as provided by the Arizona Department of Water Resources.

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## **CHAPTER 1 INTRODUCTION**

involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in Town decision making, particularly as it relates to land use and development issues.

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The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;
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3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, it is intended to encourage applicants to be good neighbors and to allow for informed decision-making.

### **CITIZEN PARTICIPATION RESULTS**

A series of open houses and presentations were conducted from May 2001 through July 2002 to gather public input for the general plan amendment process. During that time, 23 presentations were given.

Listed below are the main concerns voiced by members of the public who attended the 2001 and 2002 presentations and provided input:

#### **Top Assets/characteristics for the Future**

- #1 – More business
- #2 – Job opportunities
- #3 – Affordable housing
- #4 Tie - Verde River access  
- Parks/Ball Fields

#### **Three Biggest Future Concerns**

- #1 – Water quality/quantity
- #2 – Increase in traffic
- #3 – Lack of medium priced homes

#### **Top Five Attributes Want Camp Verde Recognized for in 2020**

- #1 – Western/rural character
- #2 – Shopping Opportunities
- #3 – Friendliness
- #4 – Visually attractive

#### **Three Greatest Needs**

- #1 – Job opportunities
- #2 – Neighborhood upkeep
- #3 – Preserving open space

#### **Three Strongest Assets**

- #1 – Western/rural lifestyle
- #2 – Verde /River
- #3 – Open space/scenery

#### **Top Qualities to Preserve**

- #1– Western/rural Character
- #2 – Small-town
- #3 – Friendliness
- #4 – Historic

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#5 Tie – Employment opportunities  
\_ Affordable Housing

#5 – Maintained roads

After the 2003 Camp Verde General Plan was rejected by voters in May 2004, staff conducted five public meetings to determine why voters rejected the plan. During those meetings, citizens expressed concern for preserving the rural character of the community by maintaining large lot land uses. Most agreed that the central portion of the Town along Finnie Flat Road should be marked as high density because of the availability of water and sewer. Most also, agreed that Hwy. 260 between I-17 and the Town's northwest border should be marked as the existing and future commercial corridor for the Town. A majority of those expressing their opinion agreed that National Forest Lands within that corridor and fronting Hwy. 260 should be designated as commercial or mixed use, with the remainder of the National Forest in that area designated as National Forest or Open Space.

All citizens attending the open houses agreed that the views east of I-17 along General Crook Trail should be protected and preserved.

The Camp Verde Fire Department hosted staff for a general plan question and answer session on July 14, 2004. At that time, firefighters were unanimous in their concern for a vibrant economy for the Town. Firefighters expressed that the Hwy. 260 corridor and the I-17 corridor between General Crook Trail and Hwy. 260 should be designated for commercial land use.

## PREFACE

Camp Verde's original General Plan represented 10 years of work and was adopted by the Town Council on September 23, 1998. In late 1998, the Growing Smarter Legislation became effective. The following 2004 General Plan meets the Growing Smarter and Growing Smarter Plus Legislation.

In the spring of 2000, Arizona State University students from the College of Architecture & Environmental Design, Planning & Landscape Architecture Senior Planning Studio prepared a preliminary study of the Growing Smarter Elements and a draft Public Participation Plan for the Town.

Town Staff conducted 23 public workshops from May 2001 through July 2002. Approximately 300 people attended those workshops and provided input. The Town's Parks and Recreation Commission and Trails Committee provided input for the draft. The Town Council and Planning Commission conducted 10 joint work sessions devoted to amending the General Plan.

The Planning Commission conducted a public hearing for the 2003 General Plan on November 6, 2003. The Town Council conducted a public hearing and adopted the 2003 Plan with changes on November 19, 2003. Voters rejected that plan in March 2004.

Staff conducted additional public open houses and made modifications to the plan. The Planning Commission conducted a public hearing for the 2004 General Plan on October 14, 2004. The Council conducted a public hearing for the 2004 General Plan on October 27, 2004 and on December 1, 2004. The Council adopted the 2004 plan on December 1, 2004. Voters ratified the 2004 General Plan on March 8, 2005 59% to 41%.

The General Plan is the primary tool and blueprint for guiding the Town's future growth and development. It integrates the expressed ideas and desires of the Town's residents, businesses, and elected officials into a strategy for managing the Town's future.

For Camp Verde, seven (7) elements are required for the General Plan. These elements provide the framework and policies necessary to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are:

- Land Use
- Growth Area
- Environmental Planning
- Cost of Development
- Circulation
- Open Space
- Water Resources

Camp Verde's General Plan also includes elements for:

- History and Culture
- Housing
- Economic Development

## Kendall Welch

---

**From:** Steve Ayers  
**Sent:** Monday, November 23, 2015 11:06 AM  
**To:** Kendall Welch  
**Subject:** FW: Waterfall Trail  
**Attachments:** I\_map\_copperfalls\_tr.pdf

Here is a map of the Waterfall Trail

---

**From:** Palmer, Thomas -FS [mailto:tpalmer01@fs.fed.us]  
**Sent:** Friday, November 20, 2015 10:49 AM  
**To:** Steve Ayers  
**Cc:** Palmer, Thomas -FS  
**Subject:** RE: Waterfall Trail

Good Morning Steve,

Here is the project map with the proposed alignment we submitted for the Grant. If all goes as planned we should have this roughed in / mostly completed by Spring of 2016.

Hope you are doing well and wish you a happy Thanksgiving. If I can be of further help just give me shout.

tom

---

**From:** Steve Ayers [mailto:Steve.Ayers@campverde.az.gov]  
**Sent:** Thursday, November 19, 2015 4:39 PM  
**To:** Palmer, Thomas -FS  
**Subject:** Waterfall Trail

Tom,

The Town of camp Verde is working on their trail plan as part of the General Plan process. What I'd like to get from you is a map of the proposed Waterfall Trail so I can include it on the larger planning map. Can you help me. I just need a good enough idea of the route so the county GIS folks can layer it on a map.

Thanks,  
**Steve Ayers**  
**Economic Development Director**  
**Town of Camp Verde**  
**928-554-0007**  
[steve.ayers@campverde.az.gov](mailto:steve.ayers@campverde.az.gov)

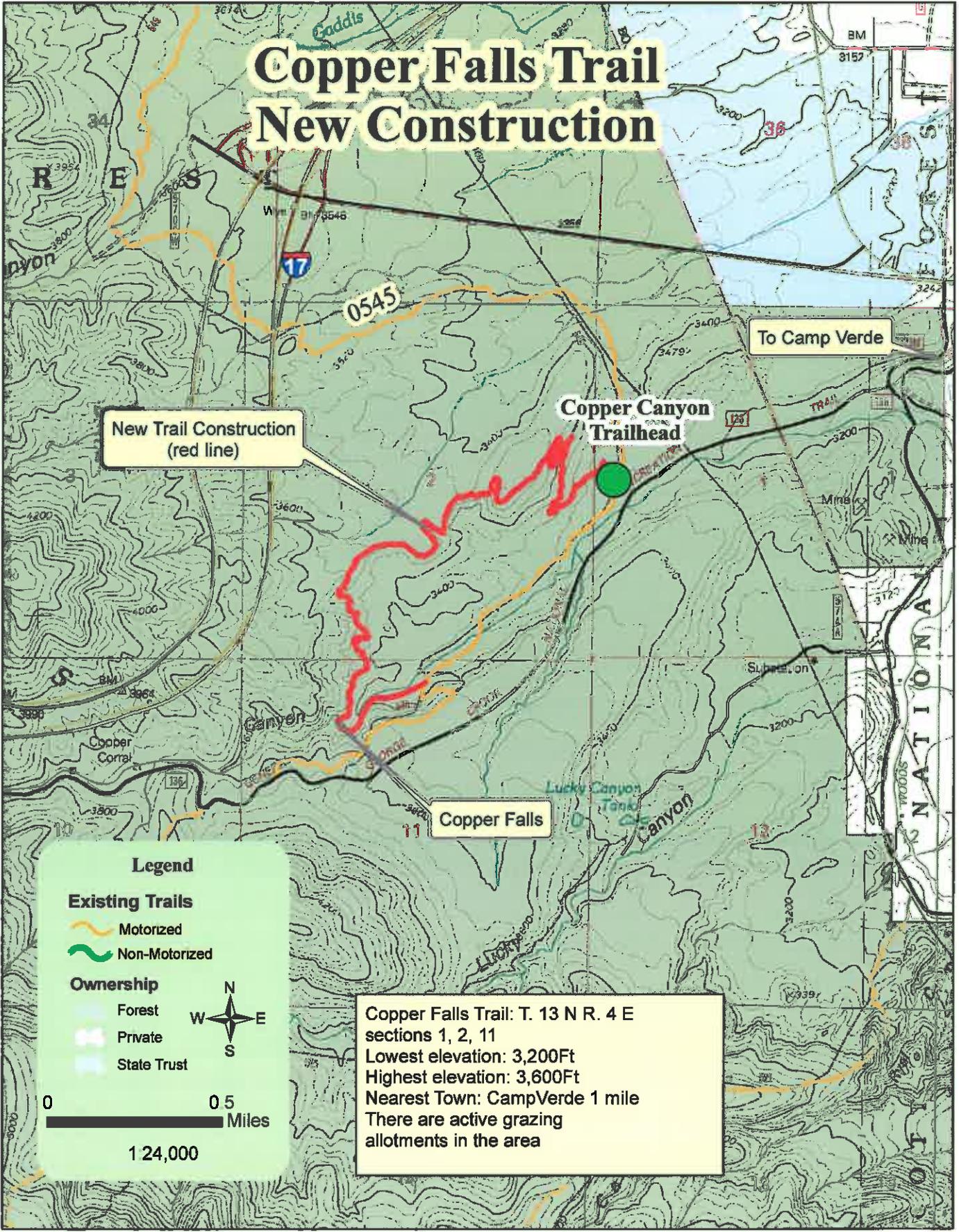
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*Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.*

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All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view

# Copper Falls Trail New Construction



New Trail Construction  
(red line)

Copper Canyon  
Trailhead

To Camp Verde

Copper Falls

**Legend**

**Existing Trails**

- Motorized
- Non-Motorized

**Ownership**

- Forest
- Private
- State Trust

0 0.5 Miles

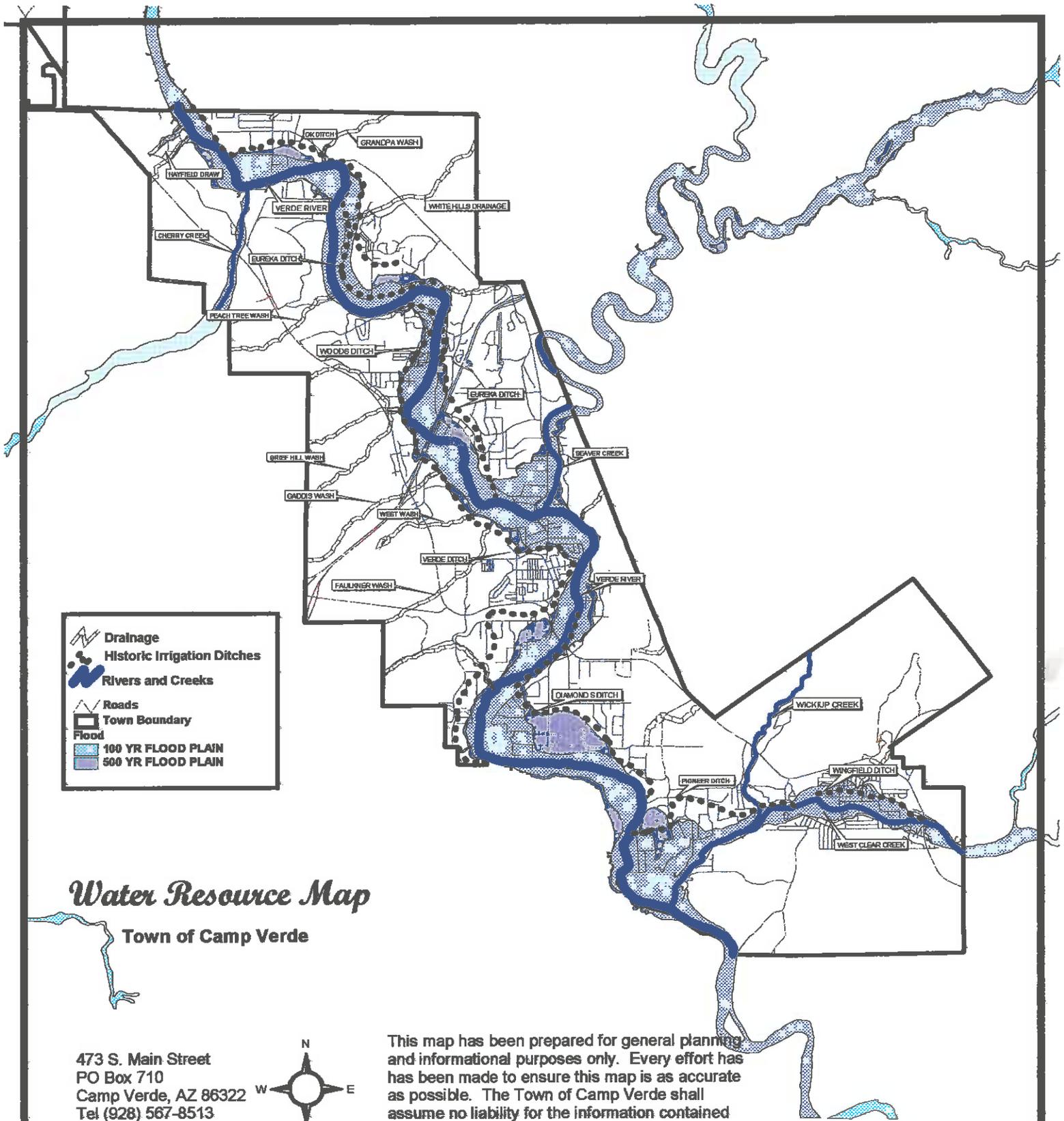
1:24,000

Copper Falls Trail: T. 13 N R. 4 E  
 sections 1, 2, 11  
 Lowest elevation: 3,200Ft  
 Highest elevation: 3,600Ft  
 Nearest Town: Camp Verde 1 mile  
 There are active grazing  
 allotments in the area



USDA Forest Service  
 Prescott National Forest  
 Verde Ranger District  
 Prepared: 2-20-2015

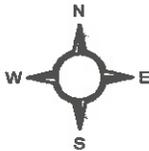
**USFS Disclaimer** – The USDA Forest Service makes no warranty, expressed or implied, including the warranties of merchantability and fitness for a particular purpose, nor assumes any legal liability or responsibility for the accuracy, reliability, completeness or utility of these geospatial data, or for the improper or incorrect use of these geospatial data. These geospatial data and related maps or graphics are not legal documents and are not intended to be used as such. The data and maps may not be used to determine title, ownership, legal descriptions or boundaries, legal jurisdiction, or restrictions that may be in place on either public or private land. Natural hazards may or may not be depicted on the data and maps, and land users should exercise due caution. The data are dynamic and may change over time. The user is responsible to verify the limitations of the geospatial data and to use the data accordingly.



# Water Resource Map

Town of Camp Verde

473 S. Main Street  
 PO Box 710  
 Camp Verde, AZ 86322  
 Tel (928) 567-8513  
 Fax (928) 567-7401  
 www.cvaz.org

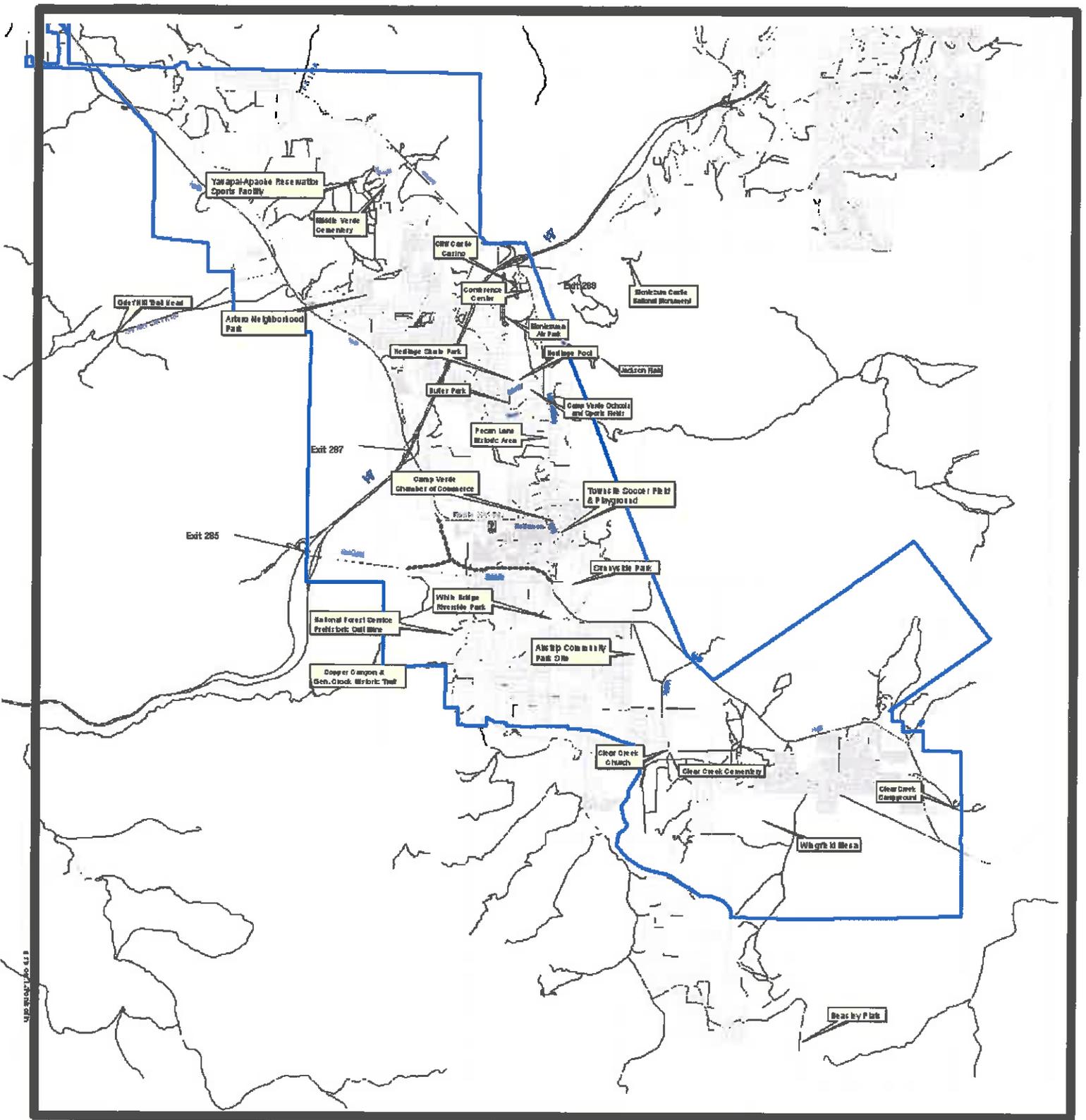


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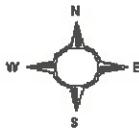
Created by  
 Community Dev Dept  
 11-19-03



*Points of Interest  
& Recreation Map*

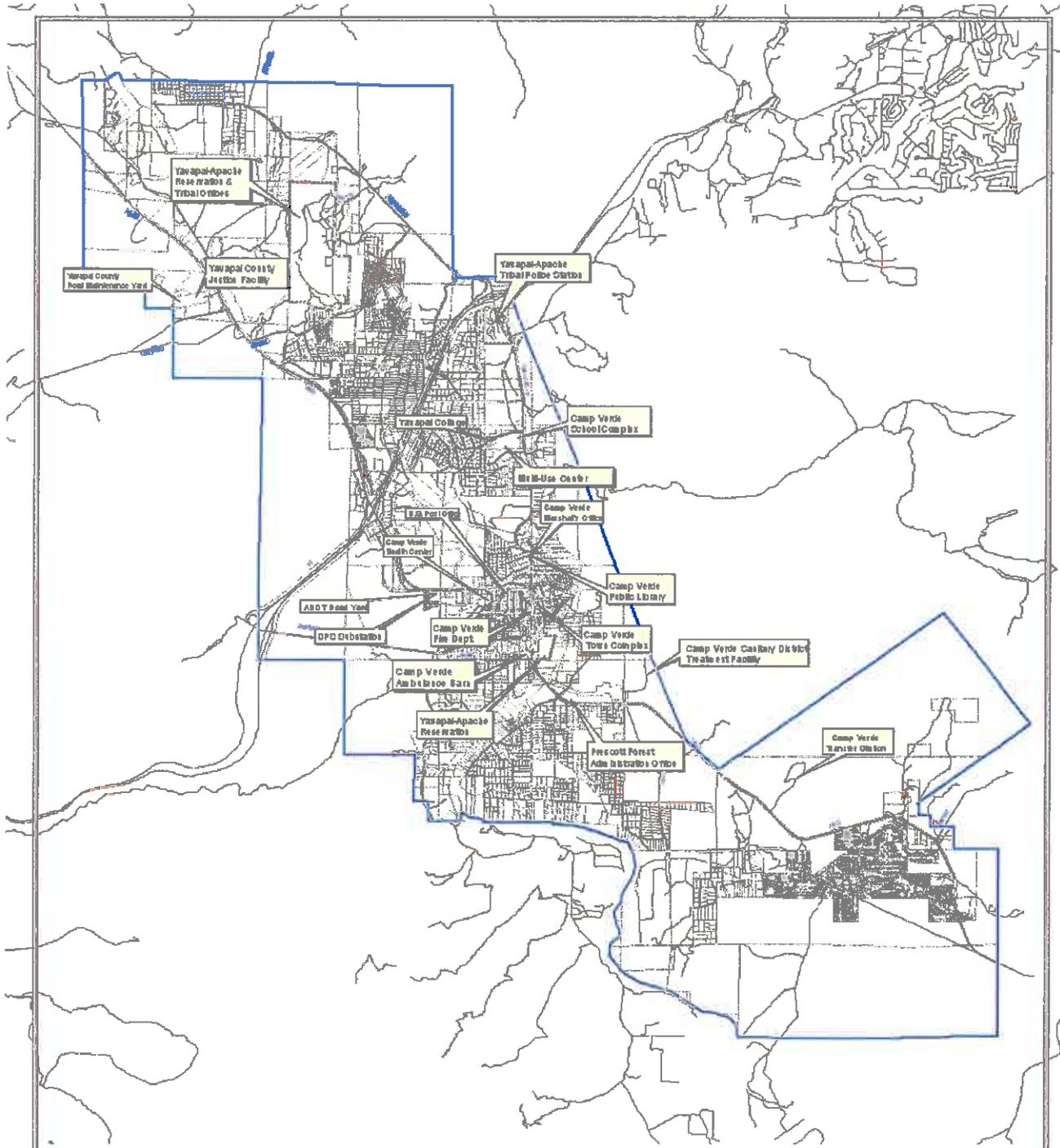


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# Public Facilities

## Town of Camp Verde

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- Town Boundary.
- Roads
- S-4-03 Parcels
- Yavapai-Apache Reservation



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