



AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, SEPTEMBER 8, 2016
6:30 PM

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. **Call To Order**
2. **Roll Call**
3. **Pledge Of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
 March 10, 2016 – Special Session
 March 17, 2016 – Special Session
 - b. **Set Next Meeting, Date and Time:**
 Thursday, October 6, 2016 – Special Session (Zoning Map Change)
 Thursday, October 13, 2016 – Special Session (P&Z Ord. – Misc. Updates)
5. **Call To The Public For Items Not On The Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)
6. **Update and Discussion of Planning & Zoning Commission Seat Vacancy.** – Staff Resource: Community Development Director Michael Jenkins
7. **Election of Officer (Vice Chairman)**
8. **Update and Discussion on the Verde River Recreation Master Plan approved by Council on February 3, 2016.** – Staff Resource: Community Development Director Michael Jenkins
9. **Update and Discussion on the August 30, 2016 Election Results regarding the Ratification of the Town of Camp Verde 2016 General Plan.** – Staff Resource: Community Development Director Michael Jenkins

There Will Be No Public Input On The Following Items:

10. **Current Events**
(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)
11. **Staff Comments**
12. **Adjournment**

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

Posted by:  Date/Time: 8/30/16 10:00am

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

DRAFT MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY MARCH 10, 2016
6:30 PM

1. Call To Order

Chairman Davis called the meeting to order at 6:30 pm.

2. Roll Call

Chairman BJ Davis, Vice Chairman Bob Burnside, Commissioners Greg Blue, Dave Freeman, Teresa Helm, and Jim Hisrich are present.

Commissioner Chip Norton is absent.

Also Present: Community Development Director Michael Jenkins, Building Official Robert Foreman, Assistant Planner Kendall Welch, Fire Marshal Kristi Gagnon, Fire Chief Terry Keller, and Recording Secretary Marie Moore.

3. Pledge Of Allegiance

Vice Chairman Burnside led the pledge.

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, Date and Time:**

MARCH 17, 2016 – SPECIAL SESSION, 6:30PM (GENERAL PLAN)

A motion to approve the Consent Agenda was made by Commissioner Hisrich. The motion was seconded by Vice Chairman Burnside. All Commissioners are in favor and the motion passes unanimously.

5. Call To The Public For Items Not On The Agenda

None

6. Public Hearing, Discussion and recommendation to Council for (approval/or denial) of an (exception/waiver) requested by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the Town of Camp Verde Engineering Standard 512D requirements (Road Development Standards) for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma. (This is part of the Preliminary Plat approval process as outlined in the Town of Camp Verde's Planning & Zoning Ordinance, Section 505) – Resource: Community Development Director Michael Jenkins

A motion to recommend to Council for approval of an exception/waiver requested by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the Town of Camp Verde Engineering Standard 512D requirements (Road Development Standards) for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma, was made by Commissioner Blue. The motion was seconded by Commissioner Freeman.

Chairman Davis, Vice Chairman Burnside, Commissioners Blue, Freeman, and Helm are in favor. Commissioner Hisrich abstained from voting. Motion passes.

STAFF PRESENTATION

Community Development Director Michael Jenkins indicated to the Commission that over the last eight years the Town of Camp Verde has seen very little or new subdivision submittals due the recession. Jenkins gave the Commission a brief summary of the exception/waiver process as it relates to the Preliminary Plat process. Jenkins added that this request of exception/waiver is to allow for a rural road section, meaning no curb, gutter or sidewalk. Jenkins provided the Commission with a letter from Town of Camp Verde Public Works Department that indicated the Town Engineer and Deputy Town Engineer had reviewed the Castle Heights Preliminary Plat and were in favor of the exception/waiver for the rural road section.

Chairman Davis asked for clarification on staff's recommendation. Community Development Director Michael Jenkins indicated that staff was in favor of this request for exception/waiver. Jenkins added that if the exception/waiver is approved by the Town Council then the applicant must place a statement on the Preliminary and Final Plats that give the date of Council approval and the exception/waiver granted.

PUBLIC HEARING OPEN

APPLICANT'S STATEMENT

The applicant, John Bassous, expressed his goal to the Commission stating that he is trying to achieve what the General Plan, Town, and general public have requested, low density housing with a rural feel. Mr. Bassous discussed the general design of the proposed roadways and explained that the rural road section helps to alleviate existing drainage issues along Arena Del Loma Bassous described the potential Castle Heights development and indicated to the Commission that the lots would be approximately 1.68 acres which would encourage and allow home owners to have livestock in the area if they should chose to do so.

COMMENT FROM OTHER PERSONS

Jim Binick with Granite Basin Engineering explained that he is the engineering consultant for the proposed project. Mr. Binick indicated to the Commission that the rural section being proposed was not created, and already exists in the Town Engineer's Engineering Standards.

Pete Roulette, a local realtor indicated that he is in favor of the rural road design. Mr. Roulette indicated that there is a shortage of building lots and houses in the area and that he is anxious to see this project get underway.

APPLICANT'S REBUTTAL

None

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION

Commissioner Blue asked if all the requirements of the Fire Marshal have been met including road width, turn around radius, etc. Fire Marshal Kristi Gagnon indicated that the proposed roads meet all Fire District requirements.

STAFF COMMENTS

Community Development Director Michael Jenkins indicated to the Commission that the Town Engineer and Deputy Town Engineer have both reviewed the rural road design and have recommended for approval of the exception/waiver.

Commissioner Burnside expressed his concern regarding the drainage ditch on the preliminary plat and questioned if the HOA or the Town would be responsible for the maintenance. Commissioner Burnside stated that there was a previous issue in Reddell Ranch Acres with a similarly designed drainage ditch that became an issue when undersized culverts became plugged, tempers flared and Town employees were not respectful, which they have to be. Commissioner Burnside indicated that the documents provided in the agenda packet stated that the HOA will maintain the drainage ditches, and added that he does not believe the Town of

Camp Verde has any jurisdiction over HOAs or CC&Rs and stated that he feels that this is going to be an issue. Additionally, Commissioner Burnside stated that he would like to see on the drawings a reference to the driveway culverts as there appears to be a significant amount of drainage coming off the hill. Commissioner Burnside suggested he felt the driveway culverts should be installed as part of the overall design. Commissioner Burnside also indicated that he would like to see the supporting documentation from Granite Basin Engineering that indicates curb and gutters are not necessary. Commissioner Burnside added that the Commission should also go back and look at the wording contained in the General Plan. Commissioner Burnside closed by stating that there were conflicting road names, and other omissions on the drawings that made the drainage hard to understand and that he is not in favor of the design, and would prefer to see roll curb that defines the distance between asphalt and granite, and questioned where the property line for the homeowners will be located.

Jim Binick explained that there is a 50ft right-of-way which would be maintained by the Town, 24ft of pavement and an additional 8ft (4ft on each shoulder) which is 32ft., and the ditches have a 3:1 side slope, so every one foot of vertical requires 3 feet. Mr. Binick noted that a drainage easement has been established for this particular project, stating that there is a lot of flow that comes down from the hillside that sheet flows onto the property. Mr. Binick explained that curb and gutter was looked at, however using curb and gutter accelerates water faster than a ditch, which would result in high velocity water being directed at Arena Del Loma. Mr. Binick added that Arena Del Loma doesn't currently meet Town standards, and explained that the roadside ditches are critical to making the entire drainage work including resolving the current drainage issues on Arena Del Loma. Mr. Binick also added that the driveway culverts, due to the 2-5% slope, will be self-cleaning because the water will be moving at such a rate sediment will not be able to collect in them, and also reminded the Commission the Building Division has a culvert process which is part of the permitting process which will ensure minimum culvert sizes are maintained.

Community Development Director Michael Jenkins clarified the confusion regarding the HOA. Jenkins stated that initially while reviewing the plans, the Town Engineer was under the impression that there was going to be an HOA. Since then, the applicant has clarified that there will be no HOA for the proposed Castle Heights subdivision.

Commissioner Blue asked for clarification on the sign in sheet that was included in the packet. Assistant Planner Kendall Welch stated that the sign in sheet was in regards to the project review meeting that was held at the beginning of February 2016. Welch added that the sign in sheet and review comments, both verbal and written, were included in the agenda packet so that the Commission could review all comments received in regards to the proposed project. Commissioner Blue asked if any comments had been received from the public on this issue. Community Development Director Michael Jenkins stated that the subdivision process is an entitlement and there is no public requirement.

Commissioner Hisrich expressed a general concern in regards to the exception/waiver process, stating that the Town has established rules and criteria for a reason. Hisrich cautioned the Commission that the granting of exceptions/waivers may set a precedence for others, and closed by stating that he generally is not in favor of exception/waivers.

Chairman Davis asked for clarification on how big of an exception/waiver this request really is. Community Development Director Michael Jenkins commented that there are many parts of Camp Verde that have a rural road design, the Arena Del Loma area included. Vice Chairman Burnside commented that he disagreed with Public Works Department staff and commented that he would have thought for this particular area that there would have been an alternative design for an 8% slope road rather than a digging a ditch on both sides of the road. Chairman Davis commented that he did not feel that the granting of this exception/waiver would be detrimental to public safety, or that the intent nullifies the purpose of the Town's general plan. Commissioner Hisrich added that he is unclear if this request can be considered a special circumstance or condition. Commissioner Freeman asked the Commission to consider what the engineers have proposed as 'a better solution' for the area in lieu of the approved standards.

7. Public Hearing, Discussion and recommendation to Council for (approval/or denial) of an (exception/waiver) request by the applicant and owner, John Bassous (Tierra Verde

Holdings, LLC), to the adequate fire flow requirements for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma. (This is part of the Preliminary Plat approval process as outlined in the Town of Camp Verde's Planning & Zoning Ordinance, Section 505) – Resource: Community Development Director Michael Jenkins

A motion to recommend to Council for approval of an exception/waiver request by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the adequate fire flow requirements for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma was made by Commissioner Blue. The motion failed for a lack of second.

A motion to recommend to Council for denial of an exception/waiver request by the applicant and owner, John Bassous (Tierra Verde Holdings, LLC), to the adequate fire flow requirements for the proposed Castle Heights subdivision as located on assessor parcel number 404-18-181E and is adjacent to Arena Del Loma was made by Vice Chairman Burnside. The motion was seconded by Commissioner Hisrich.

Chairman Davis, Vice Chairman Burnside, Commissioners Hisrich, Freeman and Helm are in favor. Commission Blue is against. Motion passes.

Chairman Davis made a statement that he would like to allow for staff presentation and public comment on this item, but added that the Town Council has taken up this issue in a general sense using this project as an example. Chairman Davis informed the Commission that Town Council had held a meeting the previous night with the Fire Marshal, Town Building Official, Community Development Director, Town Attorney, and others to discuss how they should accommodate this issue. Chairman Davis requested the Commission keep their discussion short and allow Town Council the ability to make the decision on what is best for the Town.

Vice Chairman Burnside commented that he was also in attendance at the Council work session the night before and stated that many times the Town Manager turned to Mr. Bassous (who was also present at the work session) and stated that the general discussion the Council was having that night had nothing to do with his project that was coming forward to Planning and Zoning Commission tonight. Vice Chairman Burnside added that he hoped Chairman Davis was not implying that the Council work session was an example of what the Planning & Zoning Commission is supposed to be doing, i.e. jumping on the bandwagon after Council has made its decision.

Chairman Davis clarified his statement saying that the Commission owes it to the applicant to make a decision tonight on his request for exemption/waiver, in order to move the process forward, but to make that decision in light of Council's action last night. Vice Chairman Burnside disagreed stating that he did not know what action Council had taken last night, as Council cannot take action at a work session, because it needs to take place in a general open meeting.

STAFF PRESENTATION

Community Development Director Michael Jenkins stated to the Commissioner that he thought it would be beneficial to have Building Official, Fire Marshal and Fire Chief present during tonight's meeting to answer any technical questions the Commissioner may have. Mr. Jenkins gave a brief overview of adopted building codes, applicable intergovernmental agreements, and again explained the exception/waiver process. Mr. Jenkins concluded his staff presentation by stating that it is staff's recommendation to hold to all currently adopted codes and that staff was not in support of the granting of this exception/waiver. Mr. Jenkins also added that the Town Council work session held the night before was not about this particular project, but was a bigger discussion relating to vacant lots in existing subdivisions and current fire flow requirements.

PUBLIC HEARING OPEN

APPLICANT'S STATEMENT

Applicant, John Bassous began by expressing to the Commission that in his opinion all lives matter. Mr. Bassous stated that at the Town Council work session the previous night there was a closed door meeting, with an attorney present, which indicated to him that there are some serious

issues at hand. Mr. Bassous added that it was not his position to poke holes at the Building Division, Fire District, Town Council, etc., and that it was his opinion that it would be wise and prudent of the Commission to allow the Town Attorney to work with Council to figure the situation out, as it is a big problem for the Town. Mr. Bassous stated that he is not asking for any kind of favoritism or special treatment, rather he is requesting to develop the proposed Castle Heights subdivision providing the same amount of fire protection that currently exists in 85% of the properties located within the Town. Mr. Bassous closed by stating that he requests the Commission defer this issue until Council determines a solution that is best for the community.

Chairman Davis and Vice Chairman Burnside asked the applicant to clarify what he meant by his last statement. Mr. Bassous clarified that he does not want to see his item tabled, and that he is requesting the Commission approve the preliminary plat conditionally and allow the Town Council to decide on an adequate fire flow solution.

Community Development Director Michael Jenkins stated that it was the intent of the Planning and Zoning Ordinance for the Commission to either make a recommendation for approval or denial of the exception/waiver request. Jenkins added that the Commission could choose to continue an item, but cautioned that the item cannot move forward to Council.

Building Official Robert Foreman agreed with Mr. Bassous that the issue is much larger one. Mr. Foreman added that he does not want this to become an adversarial situation.

Commissioner Hisrich stated that he believed the Commission has to vote this item up or down in order for the item to proceed forward to Council. Commissioner Hisrich stated that it is Commission's responsibility to make a recommendation, and to not take a stand at all in the matter would be detrimental to the purpose behind the Planning & Zoning Commission. Commissioner Blue agreed with Commissioner Hisrich.

Commissioner Helm stated that she was unclear as to why the applicant is requesting an exception/waiver from the fire code.

The applicant, Mr. Bassous explained that he began the subdivision process back in 2013, and that all the initial, unofficial comments he received from applicable agencies indicated there were no problems with his proposed project. Mr. Bassous stated that the fire flow requirement was a recently new development. Mr. Bassous indicated that as an established contractor, he sees the laws a little differently than most and indicated that there are already provisions within the building codes that address fire protection such as fire rated drywall, fire blocking, etc. Additionally Mr. Bassous stated that historically the Town has approved dry lot subdivisions with things such as underrated fire hydrants, etc.

Commissioner Helm indicated that what was done in the past was just that, done in the past and it was her belief that this is now and the current codes should be met. Commissioner Helm also indicated that if the Fire Marshal has given different methods for achieving adequate fire flow, then a compromise should be made.

The applicant, Mr. Bassous, reiterated his request that that Commission defer the decision to Council.

Commissioner Freeman expressed that he was bothered by requirements that are costly and extensive to developers as they ultimately prohibit the developer from moving forward with their project. Commissioner Freeman indicated that he felt there should be more participation in sharing costly expenses that are of benefit to the greater community.

COMMENT FROM OTHER PERSONS

Leroy White, local realtor, expressed that Camp Verde has the highest property tax in the State of Arizona and indicated that he doesn't want to see it raised any higher. Mr. White indicated that felt Commissioner Freeman is correct, and stated that he is against monopolies and suggested there should be a collective agreement to share costs.

Terry Keller, Fire Chief of the Camp Verde Fire District, spoke of Phoenix and its infrastructures

and costs which ultimately shift to consumers. Mr. Keller asked the Commission be cognizant all of factors when making a decision. Mr. Keller stated that he believes our citizens want a safe community, and added that response times to certain parts of town are long. Mr. Keller stated that relying on water tenders to provide fire protection is not equal representation of tax dollars that are being levied the same across the board. Mr. Keller closed by stating he wishes the applicant luck, and hopes a middle ground solution can be achieved.

Mr. White stated that he disagreed with the Fire Chief. Mr. White indicated that he feels the Town and Fire District should petition the Corporation Commission to provide services from the water companies.

Mr. Roulette expressed his displeasure in paying more taxes and added that he does not want to see a water main installed on his street. Mr. Roulette added that he believes houses today are built with adequate fire protection and are constructed to a much safer standard than older structures were. Mr. Roulette commented that if a house has adequate separation from another house then nothing additional should be required, however in some instances, such as the Views, additional measures are needed in order to keep the fire from spreading to subsequent structures.

APPLICANT'S REBUTTAL

No rebuttal was necessary or heard.

PUBLIC HEARING CLOSED **COMMISSION DISCUSSION**

Commissioner Blue stated that he attended the previous night's Council work session and indicated that the Town Attorney stated that a municipality cannot require fire sprinklers. Commissioner Blue spoke of personal experience as a developer and commented that fire sprinklers are not the solution to this problem nor are fire hydrants in this specific development. Commissioner Blue stated that in his opinion he did not feel this issue was a big concern.

Commissioner Helm indicated that she feels that the Commission should move forward according to what the current codes adopted codes require. Additionally, Commissioner Helm stated that perhaps Council and the Town Attorney should work through the matter in more detail.

Vice Chairman Burnside stated that he thinks it is ironic that this issue is in Camp Verde. Vice Chairman Burnside stated that normally when there is an issue there are examples of what other jurisdictions are doing, that are provided by staff for the Council/Commission/Board to review. Vice Chairman Burnside questioned why staff didn't provide anything for the Commission to review on this matter and requested information on how other jurisdictions are handling similar situations.

Vice Chairman Burnside commended Fire Marshal Kristi Gagnon for the data she provided to the Commission which illustrated typical costs associated with residential fire sprinkler system installation costs as he had determined that the associated costs were right on, unlike associated costs that were provided by the Town Manager at the Council work session the night before. Vice Chairman Burnside reiterated that he was disappointed that staff did not provide data for the Commission to review.

Vice Chairman Burnside also stated that he was bothered by the fact that staff didn't take care of the issue and that more people, including developers should have been present at meetings, i.e. building code adoption, etc. Vice Chairman Burnside extended a question to the Building Official and Fire Marshal – "Does this code apply to any building permit that is going to be purchased now, yes or no." Vice Chairman Burnside asked for clarification on the term "structure", stating that Arizona Revised Statutes defines structure as "an agricultural building, aircraft hanger, accessory to a residence, a barn, a carport, a fence more than six feet high, a grain silo, a greenhouse, livestock shelter, a private garage, a retaining wall, a shed, a stable, a tank, or a tower." Vice Chairman stated that in his opinion that meant that anytime you want to build something you will have to prove adequate fire flow.

Vice Chairman Burnside added that at the Council work session, Mr. Jenkins or Mr. Foreman

made a statement to the effect of "...a permit will not be issued to any property that does not have water.." and commented on the general impact of that statement. Vice Chairman Burnside closed by stating that he wants to see what other jurisdictions are doing, in order to determine if the Town's hands are tied by the code.

Additionally, Vice Chairman Burnside added that he is upset with Mr. Bassous in regards to the letter of inadequate water received from the Arizona Department of Water Resources and stated the Mr. Jenkins should have provided something to the Commission that indicates whether or not water is available to the property in order to take that into consideration during discussion of adequate fire flow requirements.

Vice Chairman Burnside extended another question to the Building Official and Fire Marshal stating "If I am in an area where the water provider has a water line, and I build a new house, does that automatically tell you that there is adequate fire flow? Who tests it, do you sign it off, or is it just a given? If it is just given and not signed off what device then is considered the adequate flow?" Vice Chairman Burnside stated "These are the types of questions people need to ask, but you can't ask if you are in front of the Council on a work session, and they won't allow the public ask."

Chairman Davis stated that the issue needs to move forward to Council and that regardless of the recommendation provided by Commission, Council still has research and work yet to do. Chairman Davis added that in his opinion, no fire flow is an inadequate solution, but added that there needs to be a common sense solution.

- 8. Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Preliminary Plat 20150392, submitted by John Bassous of Tierra Verde Holdings LLC, owner of parcel 404-18-181E, which consists of approximately 20.92 acres, for the Castle Heights Subdivision consisting of twelve (12) residential lots on Arena Del Loma, near the intersection of Montezuma Castle Highway. – Resource: Community Development Director Michael Jenkins**

A motion to recommend for approval to Council on Preliminary Plat 20150392, submitted by John Bassous of Tierra Verde Holdings LLC, owner of parcel 404-18-181E, which consists of approximately 20.92 acres, for the Castle Heights Subdivision consisting of twelve (12) residential lots on Arena Del Loma, near the intersection of Montezuma Castle Highway was made by Commissioner Hisrich. The motion included the following stipulations:

- 1. The Site Data on the Preliminary Plat be amended to reflect the current parcel number 404-18-181E.**
- 2. The Fire District on the Preliminary Plat be amended to reflect Camp Verde Fire District.**
- 3. The School District on the Preliminary Plat be amended to reflect Camp Verde Unified School District.**

The motion was seconded by Commissioner Blue. All Commissioners are in favor and the motion passes unanimously.

STAFF PRESENTATION

Community Development Director Michael Jenkins stated that staff has reviewed the preliminary plat and has determined all items to be in compliance with the Planning & Zoning Ordinance. Mr. Jenkins stated that staff is recommending approval of the Preliminary Plat.

PUBLIC HEARING OPEN

APPLICANT'S STATEMENT

The applicant, Mr. Bassous declined to speak on the matter.

COMMENT FROM OTHER PERSONS

No comments from the public were heard on this matter.

APPLICANT'S REBUTTAL

No rebuttal was necessary or heard.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION

Chairman Davis indicated that he would like the applicant to meet with the Fire Marshal to discuss the signage for the fire lane. Chairman Davis also asked the applicant to clarify his intentions regarding the side yard interior setback.

The applicant, Mr. Bassous indicated that the zoning district requires 7 feet as a minimum interior side yard setback. The proposed 25 foot interior side yard setback was proposed as an alternative to fire flow requirements. Mr. Bassous indicated that at this point he is requesting the minimum interior side yard setback of 7 feet.

Vice Chairman Burnside read an excerpt from the staff report contained in the agenda packet "Community Development Department staff is recommending denial of the preliminary plat due to the Town of Camp Verde's and Camp Verde Fire District's requirements of adequate fire flow not being addressed." Vice Chairman Burnside also stated that the applicant, Mr. Bassous, should write down ARS §9-808.

In response to Vice Chairman Burnside's statement, Chairman Davis commented that the Fire Marshal is only requiring signage for the fire lane. Chairman Davis asked Mr. Jenkins to clarify staff's recommendation.

Community Development Director Michael Jenkins stated that staff's recommendation changed due to the request for exemption/waiver being received by the developer regarding adequate fire flow requirements. Mr. Jenkins added that those requirements will be determined by the Council, and added that staff has prepared a stipulation for the recommended motion by Commission.

Vice Chairman Burnside stated that the Preliminary Plat contains errors in respect to proposed road names. Vice Chairman Burnside asked why the Commission is receiving documents that are not ready for review, pointing out an error on page 3 where the Town Engineer refers to dedications of drainage easements for the HOA. Vice Chairman Burnside stated that in the future he would like to have correct documents before he sits and reads and analyzes them. Vice Chairman Burnside continued on by stating that the documents included in the agenda packet are full of errors and questioned when Commission approves a document who is checking to see that those changes have been made.

Community Development Director Michael Jenkins stated that in the process of this review staff has been in contact with the developer, Mr. Bassous, and with the Town Manager as well. Mr. Jenkins commented that during that process the developer did not want to request an exception/waiver for the adequate fire flow requirement, which meant his application could not move forward in the process until either a request for exception/waiver had been received, or the requirement had been addressed. Mr. Jenkins added that staff does the best work they can within the limitations set upon them by others.

Vice Chairman Burnside commented that the information does not come from staff, rather the developer, which is who the initial question was aimed at.

A motion to recommend for approval to Council was made by Commissioner Blue.

Community Development Director Michael Jenkins suggested that the Commission include a stipulation that states that the applicant meet the current or modified fire flow requirements as determined by the Town Council of Camp Verde.

Commissioner Blue was not in favor of the added stipulation and chose to withdraw his motion.

A motion to recommend for approval to Council was made by Commissioner Hisrich, with the additional stipulation that the applicant meet the current or modified fire flow requirements as determined by the Town Council of Camp Verde.

Chairman Davis explained to the Commission that he did not feel the added stipulation was necessary.

Commissioner Hisrich chose to amend his motion not to include the additional stipulation regarding fire flow requirements.

There Will Be No Public Input On The Following Items:

9. Current Events

Commissioner Blue informed the Commission that he was extremely impressed with the Community Meeting he attended regarding the General Plan and commended staff and Chairman Davis for their efforts in presenting a factual but community friendly meeting.

10. Staff Comments

None

11. Adjournment

A motion to adjourn the meeting was made by Vice Chairman Burnside. The motion was seconded by Commissioner Hisrich. The meeting adjourned at 8:43 pm.

Chairman B.J. Davis
Planning & Zoning Commission

Michael Jenkins
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona held on the 10th day of March, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2016.

Marie Moore
Recording Secretary

DRAFT MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY MARCH 17, 2016
6:30 PM

1. **Call To Order**
Chairman BJ Davis called the meeting to order at 6:30PM.

2. **Roll Call**
Chairman BJ Davis, Vice Chairman Bob Burnside, Commissioners Jim Hisrich, Greg Blue, Dave Freeman, Chip Norton, and Teresa Helm are present.

Also present is Community Development Director Michael Jenkins, Assistant Planner Kendall Welch, and Recording Secretary Marie Moore.

3. **Pledge Of Allegiance**
Commissioner Blue ledge the pledge.

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:**
Thursday, February 4th, 2016
Thursday, February 18th, 2016
 - b. **Set Next Meeting, Date and Time:**
As Needed

A motion to approve the meeting minutes was made by Commissioner Blue. The motion was seconded by Commissioner Hisrich.

All Commissioners are in favor and the motion passes unanimously.

5. **Call To The Public For Items Not On The Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

Darlene Rubio, Vice Chairwoman of the Yavapai Apache Nation Tribal Council was present. Rubio stated that her comments are all General Plan related.

There were no comments from the public.

6. **Discussion, Public Input, and Commission Consensus for all public comments received on the Town of Camp Verde 2016 General Plan – Working Draft #1, dated January 11, 2016. – Staff Resource: Community Development Director Michael Jenkins**

At 9:00 p.m., it is the consensus of the Commission to continue the meeting after 9:00 pm.

It was the consensus of the Planning and Zoning Commission to make the following changes to the Draft Town of Camp Verde 2016 General Plan in response to comments received during the 60-day review period:

Page 2: Acknowledgements:

Update titles of the Planning and Zoning Commission, Town Council and Town Staff to reflect the positions that are currently held as of tonight's meeting.

Community Development Staff received written suggestions from resident Suzy Burnside - who suggested removing position titles in order to clean up the page. Commissioner Blue indicated that his preference is to leave the position titles as it is beneficial for the public to know who was responsible for what. Chairman Davis agreed with Commissioner Blue. Chairman Davis suggested to remove former titles and only list current titles of individuals. It is the consensus of Commission to follow Chairman Davis' suggestion.

Vice Chairwoman Rubio addressed the Commission and stated her concerns regarding the lack of mention of drainage and flooding in the document. Community Development Director Michael Jenkins explained that storm water drainage was an issue dealt with by the Town Engineer and the Public Works Department. Due to the specific nature of the topic, it would not be included in the General Plan. Rubio also expressed the need for a bike lane on Middle Verde Road and Jenkins indicated he would have the Economic Development Department contact the Yavapai Apache Nation to discuss the matters in further detail.

Page 9: Vision Statement:

Update the Vision Statement to read: “The Town of Camp Verde will maintain its rural, friendly, historic atmosphere, and natural scenic beauty while offering local shopping, employment, and diverse housing opportunities. We embrace the existing business community, welcome new businesses, and encourage appropriate development that is well balanced in its respect for our natural environment and culture. Natural resources will be a priority to preserve, including the Verde River, tributaries, and open space areas. Commercial, residential, and industrial areas will be neat and visually appealing so as to enhance existing and future neighborhoods, our cultural heritage, and the natural beauty of the mountain vista setting that is Camp Verde. The clear blue sky by day and the dark sky by night, sprinkled with stars, will lift the spirits of generations of the people yet to come.”

Community Development Staff received written suggestions from resident Suzy Burnside – who suggested shortening the paragraph and adding verbiage that was eliminated from the 2004 General Plan, that appeared in the previous 1998 General Plan. Chairman Davis indicated he liked the addition. Commissioner Helm suggested adding the last sentence to the current ending of the paragraph. Commissioner Blue indicated he had no preference to change the current statement and expressed his disapproval of the statement “reasonable priced, affordable housing.” stated in the current version. Commissioner Hisrich indicated that the Commission previously has had long discussions against the statement “rural western character” which is included in the suggested version and expressed that he does not want to see the statement returned to the General Plan.

Page 9: Purpose Statement:

Update the Purpose statement to read: “The purpose of the Town of Camp Verde 2016 General Plan, is to update the framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. The update to the General Plan is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and other various stakeholders who contributed to developing goals and implementation strategies that will help the Town 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 practical measures for desired growth that will maintain our cultural heritage and natural environment.”

Second Paragraph:

Update the paragraph to read: “When describing their town, residents of Camp Verde continue to use terms such as western, rural, friendly, and historic. As in all former plans and updates the public and residents continue to list the community’s biggest assets as the Verde River, open space with mountain scenery, rural lifestyle, and friendly people. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the rural character of the Town, its visual attractiveness, as well as the need for additional employment and diverse housing opportunities, and recreational parks/ball fields.”

Community Development Staff received written suggestions from resident Suzy Burnside – who suggested shortening the paragraph. Chairman Davis disagreed and suggested inserting portions of the suggested version into the current version. Commissioner Norton expressed he liked the suggested change. Vice Chairman Burnside suggested shortening the current version of the purpose. Commissioner Hisrich indicated that the current third sentence needs to be removed and the word update shouldn’t be used so many times. Commissioner Blue indicated that he does not approve of the term “western/rural lifestyle” in paragraph two and the term “reasonably priced housing” needs to be changed to “diverse housing opportunities”. Commissioner Helm suggested removing the word “western” from the “western/rural lifestyle” term. Chairman Davis requested the order of the list of the community assets be modified so the Verde River is listed first, open space with mountain scenery listed second, rural lifestyle listed third and friendly people listed fourth.

Page 10: Organization of the General Plan:

Replace the words “as spoken” with “expressed”.

Community Development Staff received written suggestions from resident Suzy Burnside – who suggested the change. The Commission is in consensus with no additional discussion on this item.

Page 11: Second Paragraph:

Update the paragraph to read: "The Downtown character area contains Main Street, Fort Verde State Historic Park, Yavapai-Apache Nation Lands, retail sales, restaurants, and service shops that are connected by sidewalks, while the Salt Mine character area exemplifies rural living with low-density residential areas in an agricultural setting with U.S. Forest Service and Arizona State Lands comprising much of the open space contained within the area."

Community Development Staff received written suggestions from the Fort Verde State Historic Park, and verbal comments from Yavapai-Apache Nation to add a reference to both. The Commission was in favor of these changes, that there was no further discussion.

Page 12: First Paragraph – Update the paragraph to read: "The Public Participation Plan is not intended to produce consensus on all applications, but will encourage all applicants to be good neighbors and to allow for an informed decision-making process enabling the Town Council to meet its commitment to ensure that public participation is used in enhancing development and uses throughout Camp Verde."

Insert new paragraph following previously stated paragraph: "Public Participation Results: A series of presentations were conducted from January – March of 2016 to gather public input for the General Plan amendment process. During that time, nine presentations were given. Listed below are the main concerns voiced by members of the public who attended the presentations and provided input: [Insert comparison chart of 2004 General Plan Public Participation Results VS 2016 General Plan Public Participation Results]"

Community Development Staff received written suggestions from resident Suzy Burnside – who suggested the first paragraph be revised to include Town Council. The Commission was in favor of this change, and there was no further discussion. Commission discussed the placement of the star chart, it was determined that the 2004 chart would be modified with current information and included on Page 12. Vice Chairwoman Rubio of the Yavapai-Apache Nation addressed Commission regarding the changes requested from herself and others representing the tribe.

Page 15: Introduction, second paragraph:

Update the paragraph to read: "Remnants of Camp Verde's unique prehistory, history, arts and culture are scattered throughout the entire community. Not only do these remnants provide valuable insights into our community's vibrant past, they also help to establish Camp Verde as a destination point for visitors and tourists on a national and worldwide level. Fort Verde State Historic Park, dedicated by Governor Jack Williams in October of 1970, interprets the U.S. Army history in Arizona and Camp Verde during the Indian Wars Period – 1865-1891 and is one of only a handful of territorial forts remaining in the Southwestern United States. ..."

Last paragraph:

Update the paragraph to read: "Over 800 years later, non-native settlers first appeared when trappers and explorers entered the Verde Valley. A period of discovery and settlement followed. As the oldest community in the valley, the Town of Camp Verde has a unique history, dating back to the early 1860's. Settlers first began migrating into the Verde Valley because of the mining industry. The first military establishment was a temporary post overlooking the farms at West Clear Creek. In 1865, the next post, Camp Lincoln was established. In 1865 the name was changed to Camp Verde. The post was moved to its present day site in 1871, due to the onset of a malaria outbreak. In 1878, the name was changed to Fort Verde to signify permanence. The final location served as a Frontier U.S. Army installation from 1871 to 1891, with 22 buildings on 55 ½ acres, and was significant to Arizona's Territorial history. The post officially closed in April of 1890. The Town of Camp Verde began in August 1899 when the fort post was sold at auction. Over the years the community recognized the value of protecting and preserving the history site, which is what prompted a request that it be established as a Historic State Park, in 1970. Today, visitors can tour the four remaining adobe buildings, one of which is a museum with exhibits and displays that portray life on the frontier."

Community Development Staff received written suggestions from the Fort Verde State Historic Park. The Commission was in favor of the proposed changes and there was no further discussion.

Page 16: Last paragraph, fourth sentence:

Update the sentence to read: "The Yavapai-Apache Nation's total land area consists of 1,678 acres with approximately 2,440 total enrolled tribal members as of December 2014."

This change was requested verbally by the Yavapai-Apache Nation. The Commission was in favor of the change and there was no further discussion.

Page 21:

The State Land Department suggested adding information about State Trust Land and its history and purpose. Commissioner Norton suggested including the information in the appendix if necessary. It was the consensus of the Commission that the information is not necessary, and should not be included in the general plan.

Page 29: State Route 260 Annexation:

Remove reference to Appendix C and remove Appendix C from the document.

Entertainment District:

Remove reference to Appendix D and remove Appendix D from the document.

Chairman Davis requested the information be removed from the Appendix in order to eliminate unnecessary pages from the document.

Page 35: Third paragraph:

Update the first sentence to read: "On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community."

This change was requested by the Yavapai-Apache Nation. The Commission was in favor of the change and there was no further discussion.

Page 37: Table

It was the consensus of the Commission to add General Crook Trail under Major Trails in the reference chart. This change was requested by the Fort Verde State Historic Park.

Page 39: Add footnote to Goal E that states:

"The Verde River Recreation management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Chairman Davis requested a footnote be added and the description be put at the bottom of the page whenever the Verde River Recreation Management Plan is mentioned.

Mrs. Rubio, Vice Chairwoman of the Yavapai-Apache Nation asked the Commission to consider including signage for the Casino when discussing the gateway entrances.

Page 47: Add footnote to Goal D that states:

"The Verde River Recreation management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 53: Add General Crook Trail to Major Trails; Add Camp Verde Senior Center to Community Services; Add Fort Verde State Historic Park to Historic Sites.

These changes were requested from general public feedback and the Fort Verde State Historic Park. The Commission was in favor of the changes and there was no additional discussion.

Page 54: Goal B:

Add implementation strategies that state: "B.5 – Collaborate with Fort Verde State Historic Park to increase visitation which will provide associated benefits to the downtown business and tourism efforts." and "B.6 – Develop a walking tour map highlighting Camp Verde's historical sites and distribute to Arizona information locations."

These changes were requested by the Fort Verde State Historic Park. The Commission was in favor of the proposed changes.

Page 55: Add footnote to Goal D that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 61 – Add General Crook Trail to Major Trails.

This change was requested by the Fort Verde State Historic Park. The Commission was in favor of the proposed change.

Page 65: Second paragraph:

Update the paragraph to read: "The Middle Verde character area contains a variety of lands

and uses – the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860's, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, law enforcement, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

This change was requested verbally by Vice Chairwoman Rubio.

Page 66: Update Middle Verde Character Area Map to reflect Clem Street and Beauty Circle.

This change was requested verbally by Vice Chairwoman Rubio. Community Development Staff will contact Yavapai County GIS and will correct the maps.

Page 67: Add "Cemetery", "Medical Center", "Police Department" and "Heritage Park" to Yavapai-Apache Nation Points of Interest.

The changes were requested verbally by Vice Chairwoman Rubio. Additionally, Fort Verde State Historic Park recommended the addition of Woodcutters Trail. The Commission was in favor of the proposed changes and there was no further discussion.

Page 75: Add "Camp Lincoln" to Historic Sites.

This change was requested by the Fort Verde State Historic Park. It was the consensus of the Commission for Community Development Staff to confirm the location of Camp Lincoln and add to the appropriate character area chart.

Page 77: Add footnote to Goal D that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 83: Add "General Crook Trail" to Major Trails.

This change was requested by the Fort Verde State Historic Park.

Page 84: Add footnote to Goal C that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 90: Add footnote to Goal C that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 96: Add footnote to Goal C that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 101: Fourth paragraph, third sentence:

Update sentence to read: "The roads to popular recreation places including Beaver Creek, Bull Pen, Clear Creek, and Fossil Creek are accessed from this location."

Vice Chairman Rubio of the Yavapai-Apache Nation voiced her concerns of the sacred White Hills Cliffs. Community Development Director, Mike Jenkins, indicated he would have the Economic Development Department contact her to discuss that matter further. Mrs. Rubio also requested Bull Pen and Fossil Creek be added to this section. The Commission was in favor of the changes.

Page 113:

Assistant Planner Kendall Welch informed the Commission that Community Development Staff had received questions regarding the source of the information shown in the chart. Welch added that the data was provided for the Focus Future document by the Department of Education. There was no further discussion on this item.

Page 115:

Goal A; Implementation Strategy A5 to include "including vocational programs." At the end of the sentence. This change was previously approved by the Commission at the February 18th, 2016 General Plan Work Session.

Goal B; Implementation Strategy B9 will not include the recommendation "Fort Verde State Historic Park".

Page 116: Goal C:

Add implementation strategy “C.6 – Continue to participate with Fort Verde State Historic Park to increase visitation and tourism.”

Page 120: Growth Area and Open Space Map:

Commissioner Helm questioned why Finnie Flat was not included in the growth area map. Commissioner Blue agreed with Commissioner Helm’s assessment that Finnie Flat should be included. Community Development Director Michael Jenkins explained that the legislation recommended the growth area represent space where infrastructure is not in place, therefore, Finnie Flat is not included. Commissioner Freeman indicated the Growth Area is an incentive area. Assistant Planner, Kendall Welch, read the ARS associated with open space to clarify for Commission as to why the map is presented as it is. There was no further discussion on this item.

Page 136 – Update Goal B to read as follows: “Provide access to link parks, open space and neighborhoods, providing for ease of movement and safety for multi-modal transportation.”

Page 137 – Update implementation strategy B.6 to read as follows: “B.6 – Identify and develop walkways and trails that link neighborhoods and open space to preserve a “sense of community”.”

These are recommendations from Community Development Staff in order to address suggestions provided by the Arizona Game and Fish Department.

Page 144: Parks:

After a brief discussion of the Commission it is their consensus that Homestead Park and I-17/Parsons Park shall state (future) to indicate their current development status.

Page 146 – Add a footnote to Goal A that states: “The Verde River Recreational Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 146 – Add implementation strategy A.6 that states: “A.6 – Collaborate with Arizona State Parks and their goal of developing recreation facilities and the Rockin’ River Ranch as a recreation destination.”

At 9:00PM there was Commission consensus to extend the length of the meeting. A brief recess was called by Chairman Davis at 9:16PM. The meeting resumed at 9:21PM without Recording Secretary Marie Moore. Assistant Planner Kendall Welch served as the Recording Secretary for the remainder of the meeting.

Page 155 – Goal F, Implementation Strategy F10: There was a request from the Arizona Game and Fish Department to add implementation strategy F10. Chairman Davis stated that he didn’t feel that this was an appropriate place for this statement. It was the consensus of the Commission to strike the proposed change.

Page 162, Surface Water, third paragraph – Update the first sentence to read: “The Verde River is part of the Arizona Department of Environmental Quality’s Water Quality Improvement Effort called the Total Maximum Daily Load (TMDL) program.”

Page 168 – Revise implementation strategy C.11 to read: “Encourage the private use of gray water in new and existing developments through education.”

Assistant Planner Kendall Welch indicated that the remaining comments were minor in nature and corrected typos that appeared in the document. The Commission gave consensus to correct the typos noted by the Arizona Department of Water Resources.

Community Development Director Michael Jenkins reviewed the letter received by Sefton Engineering Consultants on behalf of Out of Africa with the Commission. Jenkins explained to the Commission that if a project were located in a designated growth area, then no amendment to the General Plan would be required.

- 7. Public Hearing, Discussion and Possible Recommendation to Council to adopt the Town of Camp Verde 2016 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Yavapai County, Arizona; An amendment to the current General Plan adopted under Resolution 2004-614, including an update to the following Sections and Elements: Introduction, Housing, Transportation and Circulation, Open Space and Recreation, History and Culture, Land Use, Economic Development, Growth Area, Environmental Planning, Cost of Development, and Water Resources. – Staff Resource: Community Development Director Michael Jenkins**

A motion recommending approval to Council to adopt the Town of Camp Verde 2016 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Yavapai County, Arizona; An amendment to the current General Plan adopted under Resolution 2004-614, including an update to the following Sections and Elements: Introduction, Housing, Transportation and Circulation, Open Space and Recreation, History and Culture, Land Use, Economic Development, Growth Area, Environmental Planning, Cost of Development, and Water Resources was made by Chairman Davis. The motion was seconded by Vice Chairman Burnside.

All Commissioners are in favor, and the motion passes unanimously.

There Will Be No Public Input On The Following Items:

8. Current Events

(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)

Commissioner Norton reported that the Spring Heritage Festival is this weekend.

9. Staff Comments

Assistant Planner Kendall Welch stated that the Final Draft Town of Camp Verde 2016 General Plan will be moving forward to Town Council in a Special Session on March 30, 2016. Welch added that a statement will be placed on the agenda just in case a majority of the Planning and Zoning Commission would like to be present at the meeting.

10. Adjournment

A motion to adjourn the meeting was made by Commissioner Freeman. The motion was seconded by Commission Blue. All Commissioners are in favor and the motion passes unanimously. Meeting was adjourned at 9:40PM.

Chairman B.J. Davis

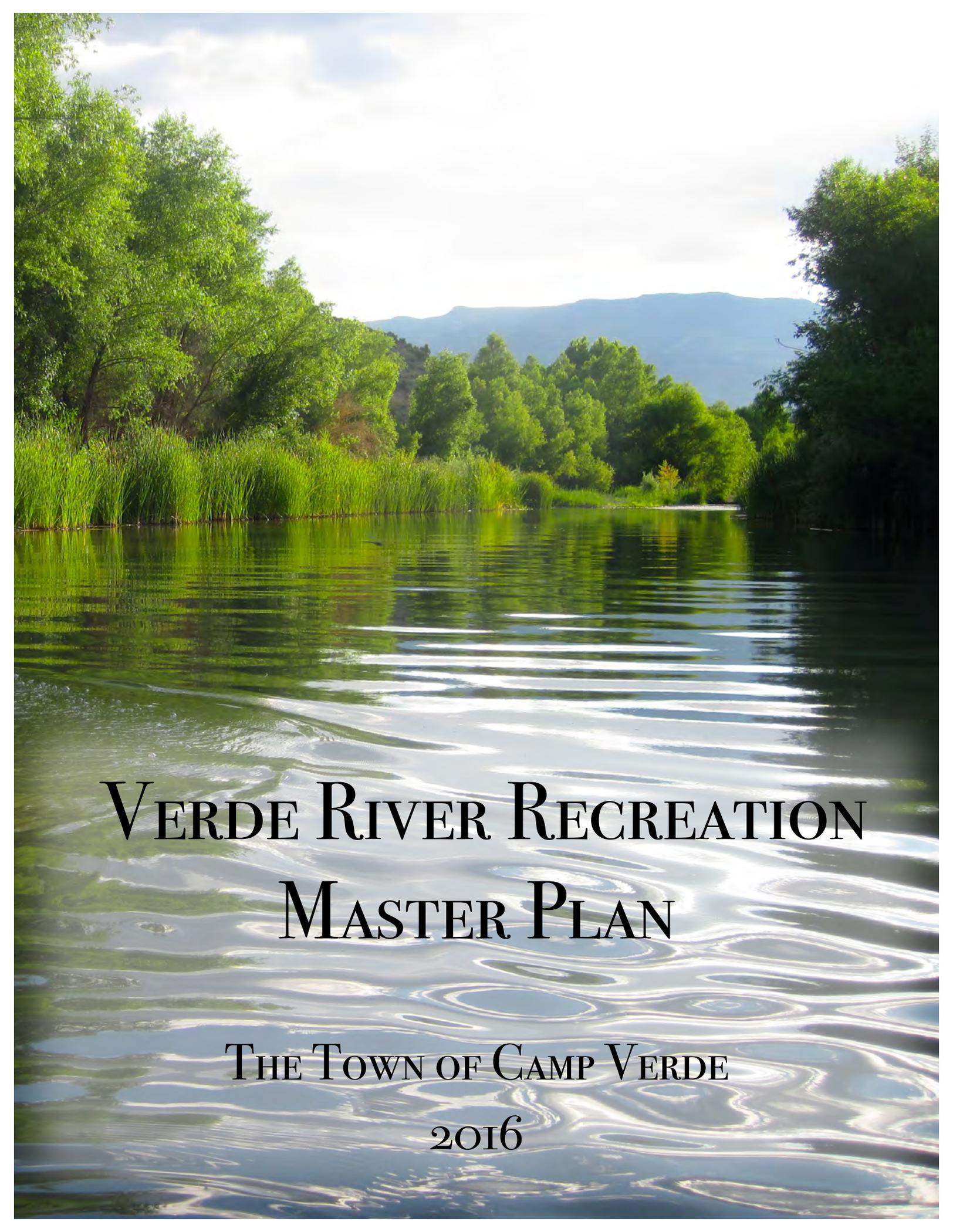
Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 17th day of March, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2016.

Marie Moore, Recording Secretary

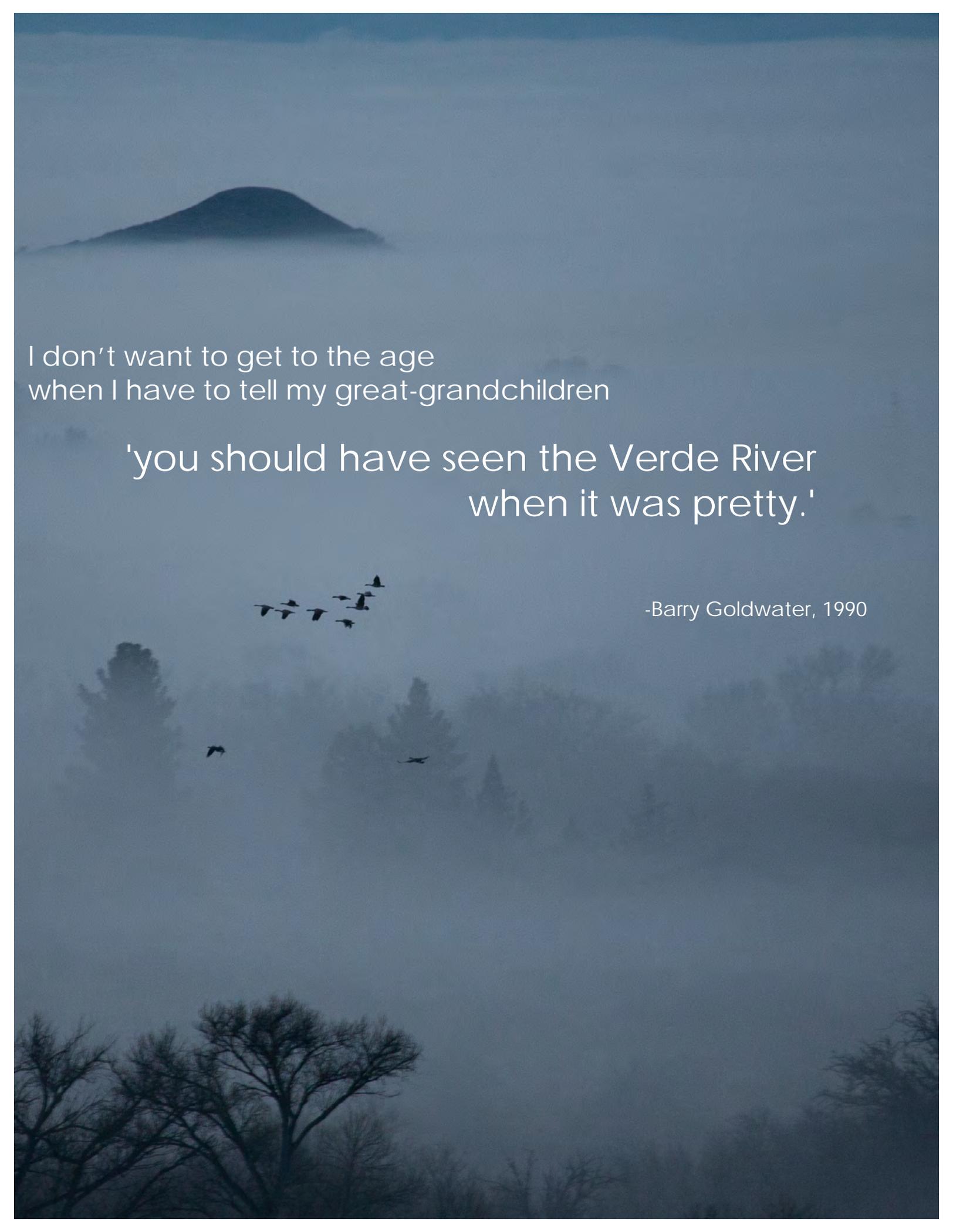


**VERDE RIVER RECREATION
MASTER PLAN**

**THE TOWN OF CAMP VERDE
2016**

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I don't want to get to the age
when I have to tell my great-grandchildren

'you should have seen the Verde River
when it was pretty.'

-Barry Goldwater, 1990

Acknowledgements

The Town of Camp Verde would like to express its gratitude and appreciation for the generous support provided by the Walton Family Foundation to undertake the Verde River Recreation Master Plan process.

The Town would like to recognize the National Park Service's RTCA (River Trails and Conservation Assistance) grant program for providing important support in community engagement and public input.

Additionally, the Town would like to acknowledge and thank the hosts and participants in the neighborhood listening sessions, as well as the state and federal agency officials from Arizona State Parks, the U.S. Forest Service, U.S. Fish & Wildlife Service, Arizona Game and Fish, and others who participated in stakeholder sessions in the planning process.

The Town would also like to thank Friends of Verde River Greenway and American Rivers for their support and work to assist in completion of the *Verde River Recreation Master Plan*. Lastly, many thanks to Mayor Doug Von Gausig of Clarkdale, Arizona, for the use of his wonderful photographs throughout this document.*

Executive Summary

The *Verde River Recreation Master Plan* identifies priorities for developing and improving recreational amenities along the 17-mile stretch of the Verde River and its tributaries flowing through the Town of Camp Verde's corporate boundaries. It will inform investments that the Town may make, in partnership with state and federal agencies, to improve the quality of life for community residents, as well as manage current recreational use more sustainably.

Vision

A clean and healthy Verde River that is a source of pride in our community, and a world-class resource for those who enjoy fishing, paddling, hiking, wildlife viewing, cultural resources and history.

*Find more of Mayor Von Gausig's photography at <http://www.criticalyephoto.com>

Verde River Recreation Goals

- Connect the residents of Camp Verde with the Verde River, and increase awareness and appreciation of the river as a natural treasure;
- Respond to concerns of riverfront property owners, since those landowners are currently experiencing the highest impacts due to unmanaged recreational use;
- Provide safe, healthy, quality river recreation experiences for community residents and visitors;
- Provide for family-friendly outdoor activities along the river corridor;
- Manage recreational use appropriately to ensure that sensitive riparian habitat is protected;
- Support economic development through tourism amenities.

In late 2014, the Town of Camp Verde received two grants, from the Walton Family Foundation and the National Park Service's River Trails and Conservation Assistance Program, to carry out the development of the *Verde River Recreation Master Plan* to guide the community in its efforts to manage and expand recreational opportunities along the Verde River and its tributaries through the Town's corporate boundaries. McLaughlin Whitewater, an engineering firm, was retained to conduct the mapping, inventory, and assessment of recreational resources in Camp Verde.



The Town also conducted extensive community engagement to investigate current recreational use, identified problems and concerns with unmanaged recreation, and established community-driven priorities for expanding recreational amenities in the area. Particular attention was paid to riverfront property owners as they are the community members that experience the highest impact from recreational use. Town leaders and project partners also sought the input of community members on potential solutions to management challenges for river access points, parks, and recreational activities.

Throughout the summer of 2015, the Town convened neighborhood listening sessions in residential areas experiencing problems or issues connected with unmanaged recreational use. In July 2015 Town staff hosted a public open house for riverfront property owners to voice concerns and offer solutions. A public open house was later held for residents of Camp Verde to express their views about recreational improvement needs, site design on priority parcels, and sustainable recreation management. The Town distributed public surveys to

riverfront property owners to share their perspectives, as well as for the general public. The Town of Camp Verde also held listening sessions with state and federal land managers, and others managing large parcels along the Verde River.

The recreational needs, concerns about unmanaged use, and potential solutions for sustainably managing recreation amenities in the Town were taken into consideration in the preliminary planning concepts developed for specific park and river access improvements. Lastly, the public assessed these priorities, and the most promising potential developments to improve river recreation in keeping with the goals of the Town planning process were identified in this plan.

The priorities for the Town of Camp Verde in recreational planning as reflected from public input are listed below:

#1 – Implement strategies to better manage recreational use at existing and proposed sites, safeguard private property rights, and discourage damaging activities to riparian habitat and wildlife resources.

#2 – Development of Homestead Park as a day-use watchable wildlife amenity, with a viewing deck, nature trails, light development, interpretive and educational elements, and fishing access.

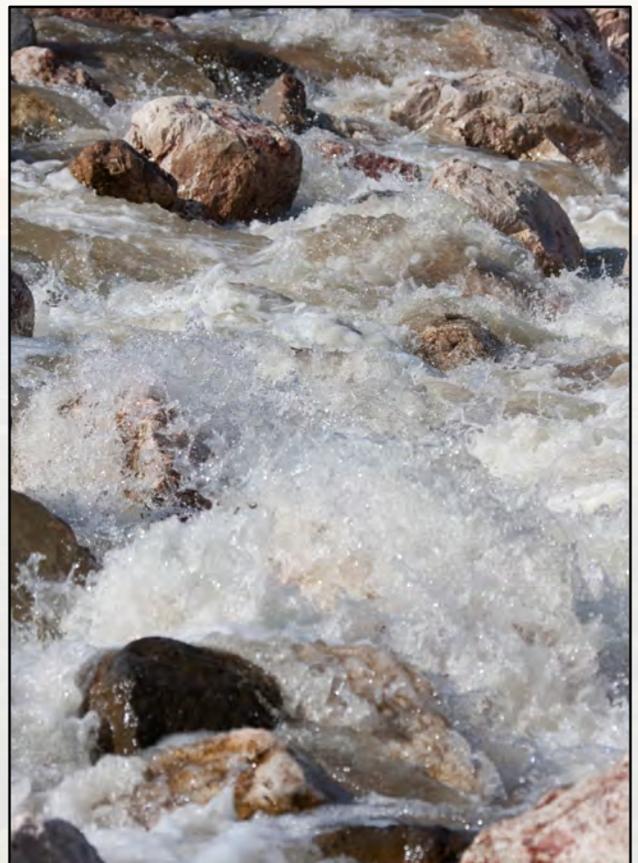
#3 – Designation of an Important Bird Area (IBA) designation to support watchable wildlife programming within the Town of Camp Verde.

#4 – Development of limited, day-use recreational amenities at the I-17 property.

#5 – Continue to explore the potential for developing riverside trails, as well as upland trails to Montezuma Castle National Monument, the Beaver Creek Communities, and the Town of Camp Verde's 118-acre community park property and the White Hills located north of the Verde Ranger Station.

#6 – Continue to work with Arizona State Parks and Prescott National Forest to develop recreational amenities and park resources at Homestead Park and Rockin' River Ranch.

#7 – Development of the riverfront amenities for Rezzonico Park just below Black Bridge.



Regional Context

The Heart of Arizona

The Town of Camp Verde is located in the geographic center, and many believe the historical, cultural and spiritual heart, of the state of Arizona. Nestled on the Verde River, one of Arizona's last free-flowing streams, Camp Verde is blessed with significant natural, cultural, historic, and quality of life resources. The Verde River flows through the center of the Town's boundaries, and is a vital life line for communities in central Arizona.

The Verde River is a precious resource for communities within the watershed. The river supplies water to thousands of people, including the citizens of the Town of Camp Verde, other Verde Valley communities, the Yavapai Apache Nation, as well as the state's largest urban center, Phoenix. The Verde River's headwaters start near Paulden, Arizona, emerging out of Sullivan Lake. The river's base flows through its first 22-mile stretch are sustained by aquifer-fed springs in the Big Chino Basin. From there, near the confluence of Sycamore Creek in the Sycamore Canyon Wilderness Area, it flows nearly 140 miles, merging with the Salt River just outside of the Phoenix metro area. On its southward journey through the Verde Valley, it passes through the communities of Clarkdale, Cottonwood, and Camp Verde before it enters its Wild & Scenic stretch, which extends 40-miles through the Mazatzal Wilderness Area before flowing into Horseshoe Reservoir and Bartlett Lake.

The Verde River runs through the Town of Camp Verde's boundaries for a 17-mile stretch, beginning at the The Nature Conservancy's Otter Water property in the Middle Verde and leaving at Arizona State Park's Rockin' River Ranch State Park property, just downstream of the of the West Clear Creek confluence. Land ownership along the Verde River is a mix of public and private, as well as tribal ownership. The Yavapai Apache Nation owns several miles of riverfront property along the Verde below the Town's upstream boundary. The remainder of the Verde River flows through a mix of U.S. Forest Service land, parcels owned by Arizona State Parks, the Town of Camp Verde, private conservation property, and residential neighborhoods before leaving Town corporate boundaries.

There are six currently available river access points that are publicly accessible along the Verde River on the reach that flows through Camp Verde, and these areas vary in their level of development and improvement. Two of these properties are currently owned by the Town of Camp Verde – Rezzonico Park/Black Bridge river access point, and a cluster of parcels totaling 27 acres near the I-17 overpass on the Verde River. Sites managed by the USFS Prescott National Forest include Newton Lane (an unimproved access point), White Bridge river access point, Clear Creek river access point and, just outside the corporate boundaries of the Town, the Beasley Flat river access point. The area along the Verde River known as Homestead Park, an area largely undeveloped, is comprised of three parcels totaling 80 acres owned by the Prescott National Forest and Arizona State Parks. Arizona State Parks also owns Rockin' River

Ranch, a 209-acre parcel that has not yet been developed for public access and recreational amenities.

Demographics

The Town of Camp Verde jurisdictional boundaries encompass 42.6 square miles. According to the 2014 U.S. Census Bureau estimate, the population is 11,097, with a growth rate estimated at 2.1% as of the 2010 Census. Of the 4,200 households reported in Camp Verde, nearly 30% are families with children under the age of 18 living in the home. The median income of Camp Verde residents is lower than the Arizona average, however the unemployment rate is slightly lower than the state average. The public access to the Verde River is a valuable opportunity that the Town of Camp Verde can provide in terms of low-cost recreational activities available to families.

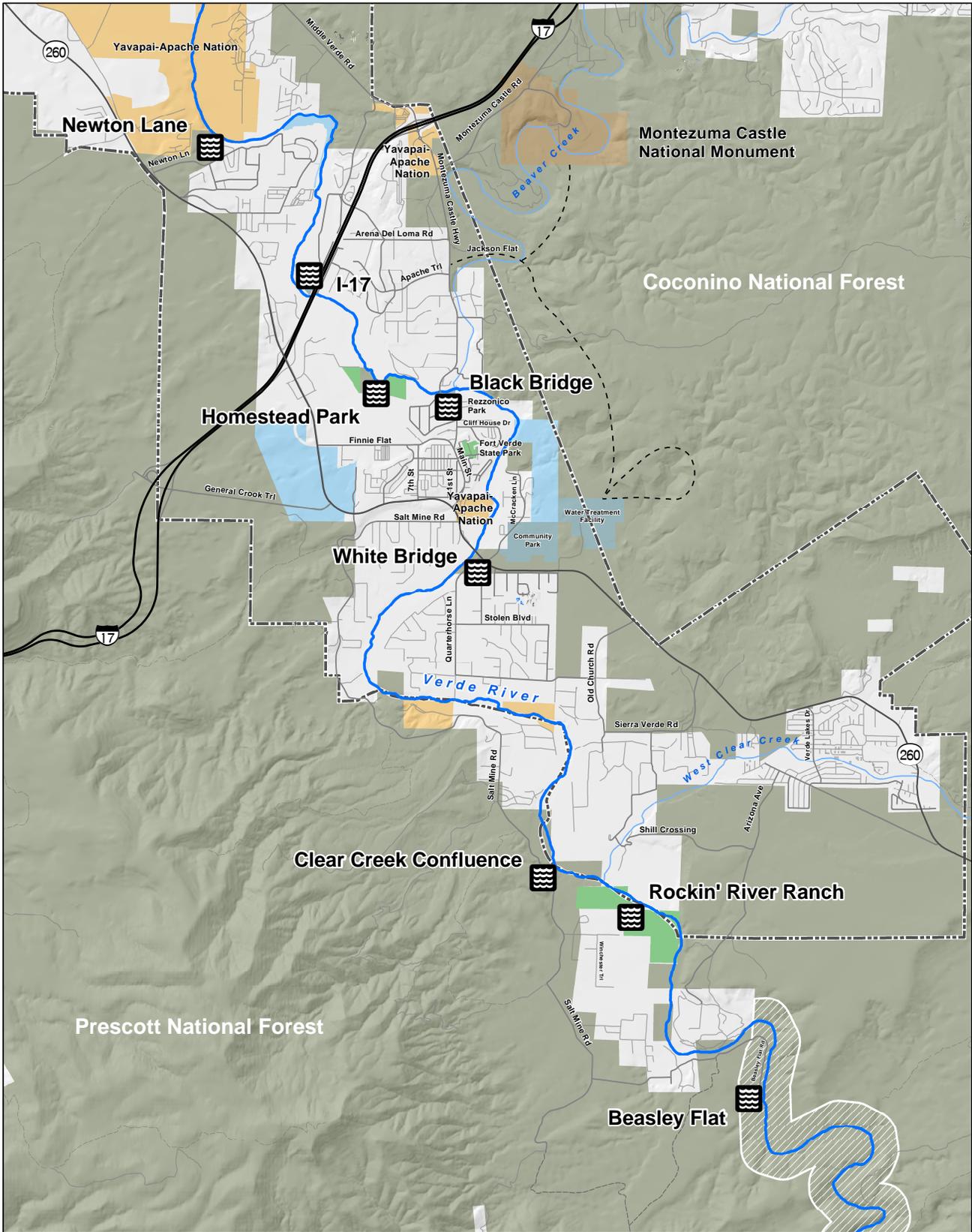
“Throughout time the Verde River has been the backbone of the Verde Valley. The first settlers were drawn to our valley for its agricultural, ranching and mining opportunities. Today the Verde Valley has become a mecca for ecotourism. We have the responsibility to conserve one of Arizona's remaining crown jewels by striving to create safe, environmentally sustainable outdoor recreational opportunities along the Verde River such as hiking, swimming, camping, horseback riding, hunting, and wildlife viewing providing a significant economic impact for our communities. The economic impact can be felt by direct and in-direct business dollars along with an increase in property values.”

-Chip Davis, Yavapai County Board of Supervisors

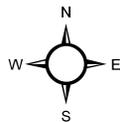
Natural Resources

Camp Verde has an arid high desert climate, and is well known for its scenic amenities. Rich in wildlife, the Town boasts the longest reach of the Verde River running through a Verde Valley community. The Town of Camp Verde is bordered on the south by the Black Hills, on the north by the White Hills, and is surrounded largely by USFS land. Interstate 17 (I-17) bisects the Town, with the Camp Verde downtown area located one mile to the east of I-17.

The Town of Camp Verde is home to countless natural treasures. The Verde River, one of the last free-flowing perennial rivers in Arizona, is a unique resource, with a riparian corridor that supports rare vegetation and rich wildlife diversity. In a region that receives an annual average rainfall of 12 inches, these water resources are especially notable.



Town of Camp Verde River Recreation Planning Map



Land Ownership

- Private (white)
- Town of Camp Verde
- Arizona State Park
- Tribal Trust
- State Trust
- National Park
- National Forest
- City Boundary

Road

- Forest Rd
- Local Rd
- State Hwy
- Interstate

Trail

- Proposed White Hills Trail Network

River Access Point

- River Access Point
- Verde River Wild & Scenic Wilderness
- Verde River
- Creek

The Verde River and its tributaries feature over 400 miles of riparian habitat along a flowing river.* One of the rarest forest types in North America, the Fremont Cottonwood-Goodding's Willow gallery forest, can be found along the Verde River. The river is home to threatened and endangered species, including native fish populations, and also serves as a major flyway stopover for migratory bird populations. Many other wildlife species use the riparian corridor of the Verde, as well, from beaver and river otters, to whitetail deer, elk, bobcat, and mountain lions. All told, there are 94 species of mammals, and 76 native amphibian and reptile species that rely on the riparian corridor of the Verde River.*

"The importance of the Verde River to the people, businesses, plants, animals and culture of the Verde Valley can't be overstated. The River is why the Sinagua people were here a thousand years ago, and it's why we're here today. It is clear that conserving this treasure depends to a great extent upon bringing people out to experience it personally -- in kayaks and canoes, along its trails, and sitting under one of its thousands of giant cottonwoods to relax. When we know the Verde River, we love the Verde River, and we'll do what's necessary to save it for our children and their children. It's that simple."

-Mayor Doug Von Gausig, Town of Clarkdale

The Verde River in Camp Verde is also a significant recreational resource for a variety of activities, from kayaking and canoeing, to hunting and fishing, picnicking and hiking, equestrian trail riding, birdwatching, and much more.

It provides a host of healthy outdoor activities that contribute to the quality of life for residents, as well as drawing outdoor adventure enthusiasts from across the state and beyond, bringing economic development activity with increased tourism. The annual Verde River Runoff kayak and canoe race regularly draws over 100 participants from all over the region for a 10-mile paddle from White Bridge to Beasley Flat. The outstanding wildlife values of the area also make it ideal for pursuing watchable wildlife programs that tap into a popular and growing recreational pastime.



**Ecological Implications of Verde River Flows*. Verde River Basin Partnership, Arizona Water Institute and The Nature Conservancy.
<http://vrbp.org/interesting-reads/ecological-implications-verde-river-flows/>

Cultural Resources

The Town of Camp Verde and surrounding region has a rich heritage and history. Native American communities made the Verde Valley their home thousands of years ago. Archaeologists consider the nomadic Clovis people as the earliest inhabitants. Later, the Sinagua people settled in the area along the Verde River around 600 A.D.* The Sinagua (from the Spanish words for “without water”) built pit houses, and later impressive pueblos and cliff dwellings, and engaged in agriculture along the fertile river valley. The legacy of their presence is preserved in national parks and monuments such as Montezuma Well, Montezuma Castle, and Tuzigoot National Monument.

After European-American settlement began, Camp Verde was one of the earliest communities established, although the Town itself was not incorporated until 1986, one of the last Verde Valley communities to become formalized. The first military outpost was located near the farms of West Clear Creek, and later, in 1865, Camp Lincoln – eventually renamed and relocated to its current site – became Camp Verde. In 1878, the outpost became permanent and was renamed Fort Verde, and was a base of operations for General Crook and his U.S. Army scouts and soldiers. It is now a State Historic Park, and a place of local celebration of the Town’s early origins during Fort Verde Days, as well as events honoring veterans.

Camp Verde grew up around the military post, building a thriving agricultural community. Settlers established a 200-acre agricultural area near the confluence the Verde River and West Clear Creek. Early in the community’s history, the majority of settlers were farmers and ranchers, but later settlers were drawn to the region to participate in the growing mining industry. Agriculture remains an important economic activity in Camp Verde today, with an annual Pecan and Wine Festival and Corn Fest to celebrate the production of local agricultural products.

The Verde Front

The Verde Front is a collaborative initiative, bringing together local municipal and county representatives, public land managers, non-governmental organizations (NGOs), and civic leaders to craft a landscape-scale sustainable recreation plan for the region using an “all lands, all hands” approach to identify and implement shared recreation management goals. The Town of Camp Verde is one of the jurisdictions participating in the Verde Front effort, including the working group on economic development, and the working group that developed the concept of the “String of Pearls.” The String of Pearls is a regional recreational framework focused around “pearls” or areas with significant natural values such as parks, river access points, and other recreational amenities, connected by the “string” of the Verde River.

**Arizona’s First People: Native Americans of Northern and Central Arizona.* <http://www.gatewaytosedona.com/popular-articles/item/50-indians-sedona-arizona>

The *Verde River Recreation Master Plan* process began in part through conversations with the broader Verde Front communities on development of recreational amenities in the region within each of the participating jurisdictions in the Verde Valley. The collaborative efforts of the Verde Front are aimed at supporting locally driven recreational amenity projects, and part of the Town of Camp Verde's River Recreation Master Plan process has been to identify sites that are widely supported by community members as potential "pearls" to add to the Verde River string.



National Geographic Geotourism Program

Another effort sprouting from the Town of Camp Verde's participation in the Verde Front's Economic Development working group is the geotourism initiative currently underway, and overseen and managed by the Sedona Verde Valley Tourism Council. National Geographic recognized the Verde Valley as one of only 22 geotourism destinations worldwide. With this prestigious accolade, the region received help from National Geographic and Solimar International, a high profile ecotourism marketing firm, to develop a web site that features the remarkable natural resources, recreational, cultural, and amenity values of the region.

National Geographic defines "geotourism" as

"tourism that sustains or enhances the geographical character of a place—its environment, culture, aesthetics, heritage, and the well-being of its residents."

Learn more about the Sedona Verde Valley geotourism initiative at sedonaverdevalley.natgeotourism.com.

The recognition of the Verde Valley by National Geographic as a globally significant tourism destination for affluent, highly educated travelers interested in authentic experiences in nature, culture, outdoor adventure and local wine and cuisine has the potential to be a significant boon to the economic development potential of the region.

A Focus on the Verde River Corridor

The first step for the Town of Camp Verde in evaluating the potential for river recreation management improvements and amenity enhancements was the retention of a consulting firm, McLaughlin Whitewater Design Group, to conduct an inventory of resources and engineering assessment of the Verde River as it flows through Camp Verde. The community directed the McLaughlin Group to develop baseline data for the Verde River's current recreational amenities, and identify areas for potential recreational improvements for river-based activities.



Base mapping was obtained through Yavapai County, and state and federal land management agencies, and includes information about the landscape contours, hydrology of the river, property ownership, major and minor roads, location of irrigation ditches, and aerial photography of the river corridor.

An examination of the flow hydrology and river hydraulics of the Verde River demonstrated that low flows through much of the irrigation season make supporting in-river, water-based recreation through most of the Town difficult. The report, however, noted that current efforts to increase flows through restoration efforts, and efficiency projects to lower water needs for sustaining agriculture and increase return flows, could potentially assist efforts to support river recreation activities.

The assessment of river hydraulics noted that the average slope through the Town of Camp Verde is approximately 0.18% with typical flow depths of 2 to 5 feet, increasing up to 20-30 feet during flood events. Localized gradients much higher than 0.18% would be necessary to contribute to in-river recreational whitewater features. The report determined that it would be unlikely to create "new" drops in the river without exacerbating flooding concerns. A small "drop" was found at Black Bridge/Rezzonico Park that could lend itself to creation of a whitewater feature.

Flood flows in the Verde River were also examined in the context of recreational improvements. Historic flooding events ranging from annual floods to 100-year and 500-year events were summarized in the report provided by McLaughlin Whitewater. The significant levels of variation between base flows and high flood events will have an impact on design and planning for recreational improvements within and near the Verde River through Camp Verde.

Overall, the assessment found that the Verde River, as a low-gradient, alluvial river with fine substrate, would not provide significant opportunities for development of on-river recreational amenities, such as whitewater features or a continuous paddle trail, without increasing base flows in the river. In its current state, diversions and other man-made features that lower base flow and create steep, unstable, and non-navigable drops in the river, would need to be modified in order for a paddle trail to be developed through the full length of the Town's boundaries.

A full version of the McLaughlin Whitewater technical memorandum to the Town of Camp Verde summarizing their mapping resources and engineering assessment of recreational opportunities along the Verde River is available as a PDF on the Town's website, www.CampVerde.AZ.Gov.*

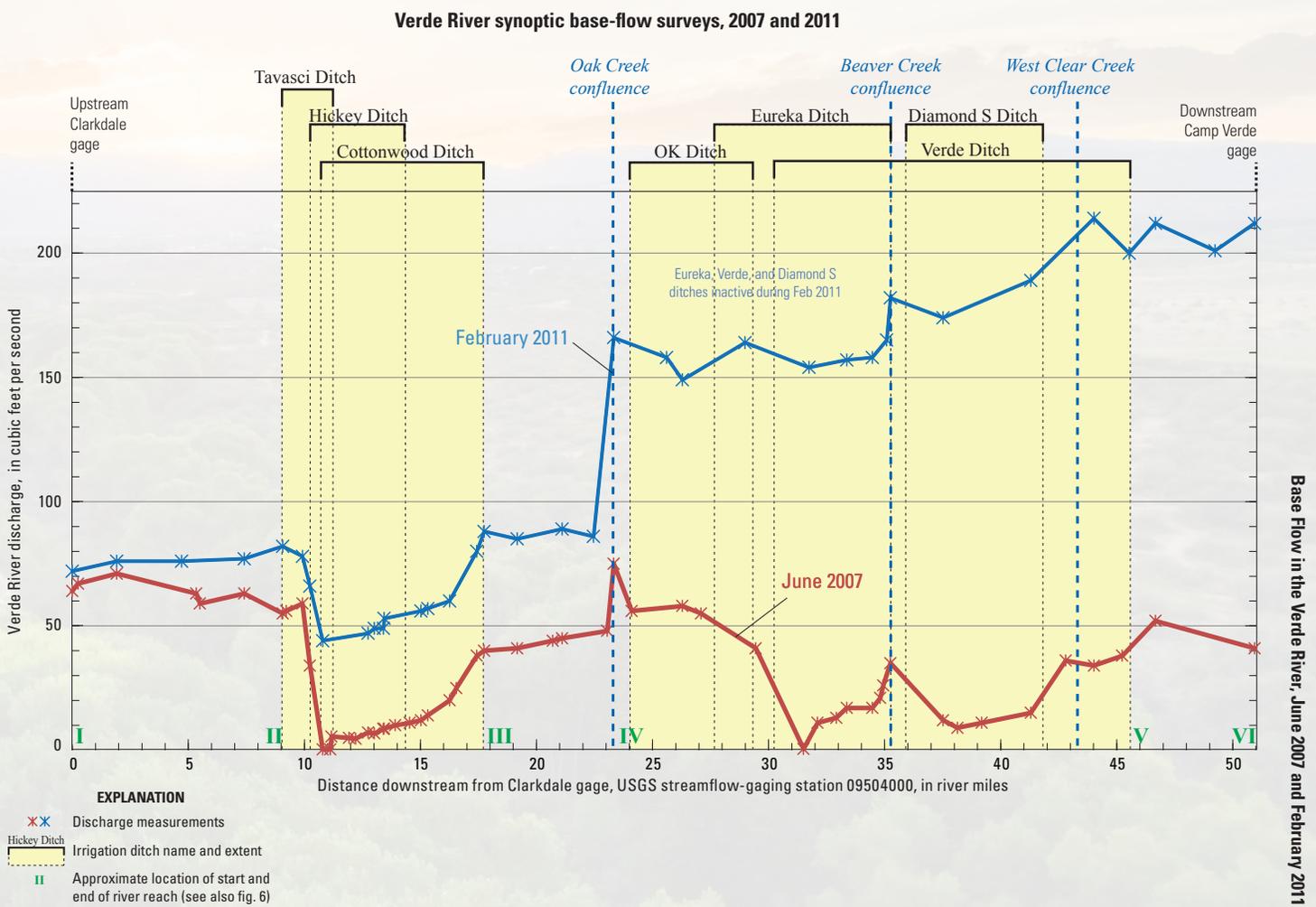


Figure 8. Synoptic base-flow measurements on the Verde River as a function of river mileage, June 2007 and February 2011, Verde Valley, central Arizona.

*The direct web address is: <http://www.campverde.az.gov/government/economic-development-2-2/rrmp/>

Recreation Management Challenges

The Verde River is a tremendous natural and recreational treasure for Camp Verde, but unmanaged and inappropriate recreational use can have significant negative impacts to the health of the river corridor, riparian vegetation, wildlife, and the other natural assets of the Verde. It can also impact the quality of life for residents. There was strong interest on the part of the Town and its residents to ensure that recreational planning would not result in a river “loved to death,” and learning from the experience of Fossil Creek, where recreational activities have degraded the resource, was a high priority in the planning process.

As part of the *Verde River Recreation Plan* efforts, the Town of Camp Verde felt it was critical to identify and address the concerns that community residents had with current recreational use and management. Before examining opportunities for recreational improvements or increasing access, outreach was conducted to residents, particularly riverfront property owners, about the current impacts of recreational use on and near the Verde River. Public surveys requesting that residents share their concerns or discuss problems experienced around current river use were also distributed to reach as many community members as possible.

A series of landowner listening sessions were convened by the Town to identify challenges with managing river recreation, understand concerns from residents about the impacts they experience, and explore potential solutions to addressing management issues prior to any expansion or development of new recreational amenities. The results of the public survey process are summarized in Appendix II, and the results of public open houses and listening sessions can be reviewed in Appendix III. Grappling with these challenges to lessen the impacts on the natural resource values of the Verde River, as well as the impact to Town residents, is a central element of the management recommendations in the Plan.

Recreation Impacts & Concerns

Trash Dumping & Litter

The presence of pollution, dumping of trash, and abandonment of domestic animals and strays, were widely noted as one of the most significant problems along the Verde River.



A need for enforcement to prevent littering, and to clean up areas along the river that have been impacted by the dumping of trash, furniture, and other large, unwieldy items along the river corridor was expressed resoundingly by Town residents.

Private Property & Trespassing

The Verde River runs through the heart of the Town and its neighborhoods, with significant areas along the river held by private landowners. The other, most common concern expressed by residents was trespass on private property and safety concerns for riverside neighborhoods. Many residents shared stories of problems resulting from trespass, from the theft of personal property and property damage, to noisy, rowdy, and unsafe behavior. Unleashed animals attacking livestock was also noted as a problem, as well as late night intrusions by stranded boaters seeking help after an unsuccessful float.

Many of the solutions proposed by residents included increased and consistent enforcement, improved signage that shows where private property is located, and better educational materials and information for recreational users about boating safety, preparedness, and where paddling and tubing activities are appropriate. A majority of riverfront residents also recommended that river access for on-river activities, such as boating, be directed to areas that are publicly owned and specifically managed to support those uses, or that buffers be created between recreational areas and residential areas to preserve the quiet, peaceful character of the neighborhoods.

Traffic, Parking & Motorized Uses

Concerns, particularly among riverfront property owners, were raised about the level of traffic occurring on quiet neighborhood streets by those seeking to access the Verde River. Rustler Trail residents expressed the most concern and experienced the most significant impacts from traffic along the road as well as parking in neighborhoods by non-residents.

Irresponsible ATV use was also noted as an issue for residents, particularly those near areas where current ATV use is common, including near the I-17 parcel. Many residents complained about the noise, impact to the river and riparian habitat for wildlife, and damage caused by ATV use near the river. A number of survey respondents from both the riverfront property owners and general public indicated a desire to limit or bar ATV traffic near the river, and instead direct it to appropriate areas designated for ATV use.

Public Safety

Another common theme that emerged from community engagement efforts was the concern of residents about public safety in connection with recreational use. Fire risk was a serious concern raised by many, and residents shared experiences with campers and transients setting

fires in the river corridor near their property, and concerns that those could spread within the riparian area and affect private property values. Other residents noted that they had often seen drug deals take place on public lands near the river, and yet others complained about firearms and shooting near residential neighborhoods that left them concerned about their safety and that of their property. Transient camps were also noted as a problem along the river corridor.

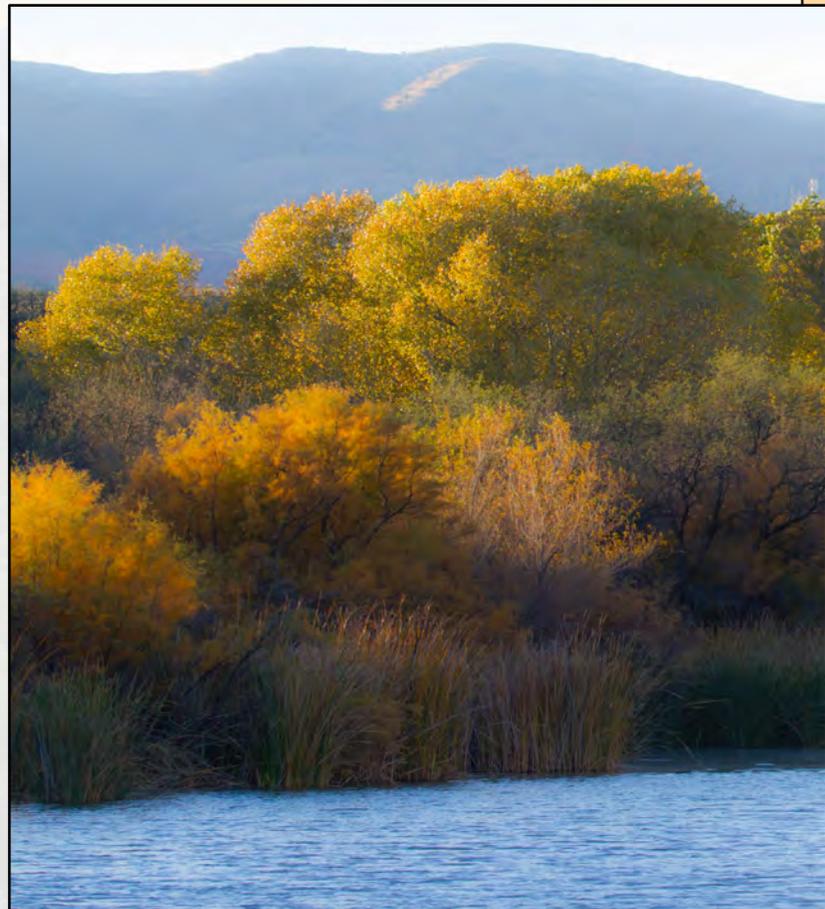
“The main issue we have heard about from the public is the amount of use the river is getting and potential disturbance to wildlife.... If you have designated access points for the public to use and discourage people from landing anywhere along the river, that should help to limit disturbance to wildlife habitats.”

-Brenda Smith, United States Fish and Wildlife Service

Others commented that boating safety information needed to be more widely distributed to those using the river. Inexperienced or ill-informed recreational boaters trying to float the Verde River through the Town can often run into trouble, particularly during low flows or in trying to navigate stretches where diversions present significant obstacles. Educating recreational users, and providing information on where it is best to boat on the Verde River at river access points, was noted as a potential solution to address this issue.

Protection of River Resources

Almost universally through the public engagement process, the people of Camp Verde expressed their love and value for the Verde River. Among the highest values expressed by survey respondents and public open house participants in the planning process were the scenic beauty, peace and quiet, and access to recreational opportunities that the Verde River provides to the



community. Wildlife habitat supported by the Verde River also ranked among the top attributes that residents supported.

Concerns were voiced by a majority of participants in the planning process that any recreational planning efforts should be done in a manner that preserves those natural values, and protects the wildlife that depends on the river. Watchable wildlife activities, including birdwatching, were noted as the most broadly supported river recreation pastimes. There is great interest among the public to develop recreational amenities that support and preserve wildlife habitat, and people's access to wildlife viewing.

In considering recreational development to improve access to the Verde River in Camp Verde, public land managers, NGO's and other landowners shared concerns about protecting wildlife and natural resources along the Verde. Protection of the ecology of the river and wildlife, restoration of natural habitat ranked high for land managers, and security for nearby property emerged as the top priorities for land managers in recreation planning.

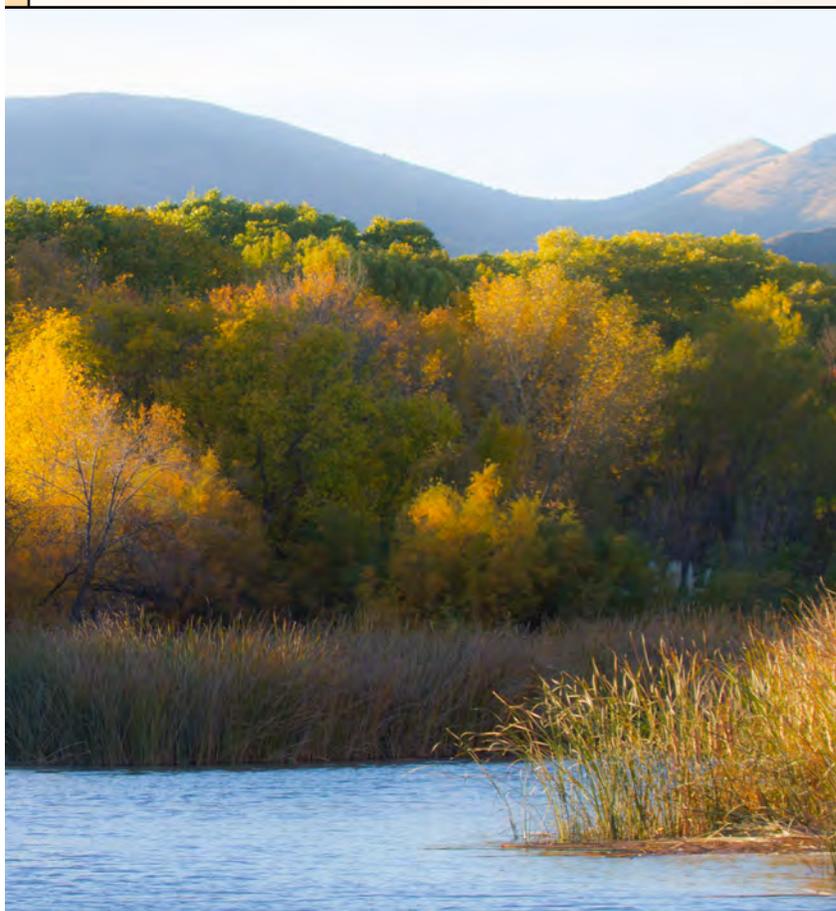
Enforcement

A need for consistent and sustained enforcement of activities along the river corridor was also one of the solutions to managing recreational use most often cited by Town residents. This was particularly the case for riverfront property owners, who are experiencing the brunt of the impacts from recreational use of the Verde River.

Increased patrols of recreational access points and activities were often suggested in the public process to prevent trespass, littering, educate users about safe practices for on-river education, and enforce against illegal activity or uses that would degrade the resource.

Public land managers in the area also shared their interest in ensuring that

agency law enforcement personnel collaborate with local law enforcement in dealing with recreation challenges along the river corridor.



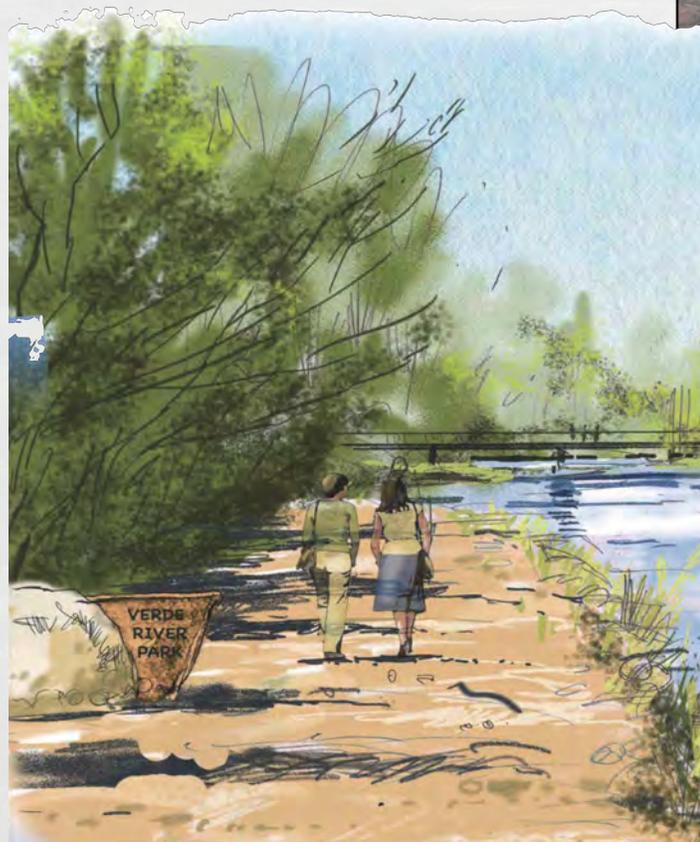
Opportunities for Recreational Amenity Enhancements in Camp Verde

Even with limited recreational management of current sites, the Town of Camp Verde offers significant amenities for river-lovers of all persuasions – from boaters and anglers, to birdwatchers, equestrians, and those who simply wish to enjoy nature in a relaxed, scenic setting. Kayaking and canoeing, wildlife watching, walking, hiking and bicycling, and picnicking and outdoor gatherings are popular pastimes for Town residents. The Town is also the location for an annual kayak and canoe race, the Verde River Runoff, which draws boaters from across the state and beyond to test their paddling prowess on a 10-mile stretch of the Verde River from White Bridge to Beasley Flat.

The comments reflected in the previous section will inform the Town of Camp Verde’s recreational planning efforts moving forward. In order to manage and maintain recreational sites and improvements to ensure that people can safely enjoy river recreation, while minimizing conflict with property owners along the river, the Town will work to incorporate the three “E’s” of recreational management into the Plan’s implementation – engineering, education, and enforcement.

Engineering refers to the thoughtful design of river access, signage, and other recreational infrastructure in a manner that encourages ethical and responsible river use, and lends itself to self-regulation of recreational capacity and behavior in desired patterns.

Education focuses on the elements of recreational planning that provide public information, awareness building around safe river recreation practices, ethical and sustainable river use, and so forth. Educational measures are important in providing information such as where public access is located, the amenities available at different sites, particularly restrooms, trash disposal sites, and where boaters can put in or take out.



Useful education tools can also assist in helping the public understand the length of time to float or boat between river access points, and the equipment and supplies needed for a safe boating experience. Such efforts can help reduce conflict between recreational use and private property owners, as well as reduce problematic recreational practices, such as littering and unsafe boating.

Lastly, **enforcement** is critical to ensure accountability for those recreating on or alongside the river. Given that the most common problems around river recreation expressed by residents were by far trash dumping and littering, as well as issues with trespass, noise and disturbance to riverfront property owners, enforcement measures to reduce those incidents is key. In planning for river recreation in Camp Verde, the engagement of local law enforcement has been identified as a critical need going forward.

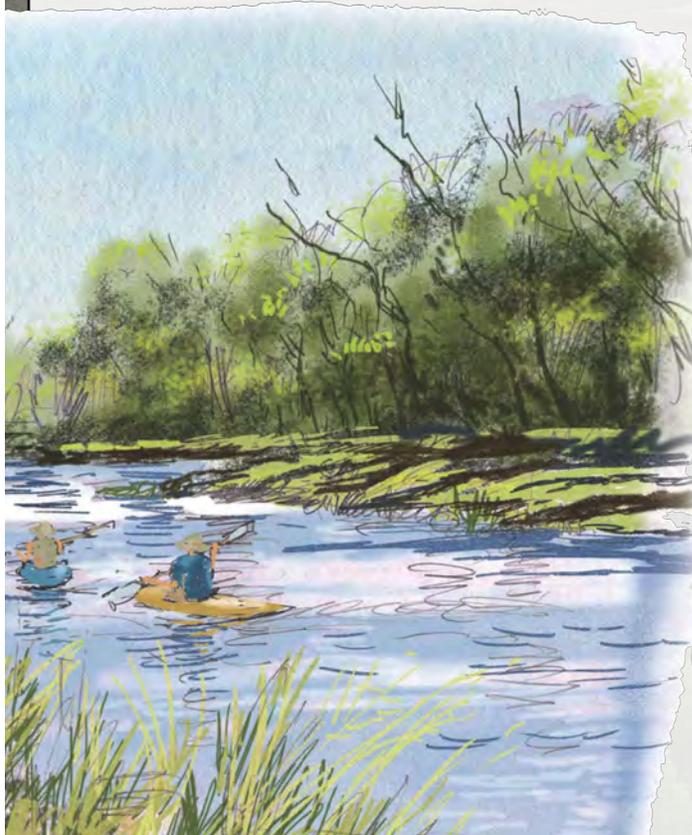
Education & Interpretation

The Town of Camp Verde is exploring the development of an educational and interpretive program with the National Park Service's RTCA (Rivers Trails and Conservation Assistance) program and in collaboration with the partners of the Verde Front. Interpretive signage and other materials can share information about natural or cultural resource values, provide orientation information (e.g. maps), give critical public safety tips, and increase public

knowledge and appreciation of the values of the Verde River.

Education and interpretation can take many forms – from directional signage to informational brochures, maps, web sites and social media. Along the Verde River, informing boaters of appropriate put-ins and take-outs, length of time between trips, and safe boating practices, as well as information about wildlife and cultural resources of the area, the best birding spots, and posting of private property and quiet zones are among the many needs that have emerged in the planning process.

Working with the Verde Front partners, the Town of Camp Verde has an opportunity to design signage that is consistent throughout the Verde Valley, and easily recognizable by recreational users from Clarkdale to Camp Verde. RTCA staff are working closely with the Town to identify



interpretive needs for the community. Through community engagement efforts, several signage and information needs were recommended:

- Signage demarcating private property with no river access or stopping
- Safe boating information, including equipment and supplies recommended for an excursion, the time it takes to float from one river access point to another, and warnings about diversions and other hazards to discourage novice boaters from attempting stretches with long portage
- Information about appropriate recreational activities at particular sites

The Town of Camp Verde will continue to be engaged with the Verde Front and RTCA staff to develop interpretive resources for implementation in the Town. This process will continue through August of 2016.

Engineering & Site Design

In considering appropriate river recreation activities at particular sites, the role of site design in facilitating the desired recreational uses must be considered. Site design elements can serve to direct recreational users to appropriate activities on the site. They may also assist in managing recreational users in a way that will improve the recreational experience while also easing the impact on natural resources and on private property owners.



Concerns raised by residents about motorized recreation in sensitive wildlife habitat and riparian zones can be managed through site design that limits access to motorized traffic to those areas. Most survey respondents indicated that they access the river by automobile. In neighborhoods where parking by non-residents has been noted as a problem, providing parking at river access points while posting nearby neighborhoods with signs designating parking for residents only could alleviate these issues.

Issues around dumping and litter could also be improved by providing trash receptacles at recreational sites. Recreational activities that the community wishes to promote should be encouraged by the availability of amenities that facilitate those uses – such as trails, picnic tables, ramadas, or BBQ grills in areas identified for near-river recreation activities, or boat

launches and boating safety information for areas identified as appropriate for boating access.

Given that the Verde River is a “flashy,” flood-prone waterway, design of recreational improvements should be done in a manner that ensures that such investments will not be wiped out in the next flood event. The durability of site improvements will need to be considered, as well as placement. Signage and other recreation management tools installed near the river should be placed on structures unlikely to be impacted by floods, or composed of inexpensive materials easily (and cheaply) replaced. Expensive improvements should be located as far out of the flood zone as possible.

In designing recreational improvements, the Town may also consider community character and history in developing such resources. Thompson/Westervelt Architects, the local

architectural firm retained by the Town to develop design characteristics for recreational and interpretive amenities utilized this information in drafting their “vernacular” design guidelines for recreational improvements. These included making use of local materials for construction, minimizing site impacts, and traditional architectural stylings in keeping with the Town’s history.

Vernacular Design in the Verde Valley



Old Jail, ca. 1933 Camp Verde, AZ



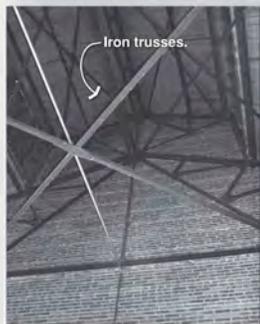
Barn, Sedona, AZ



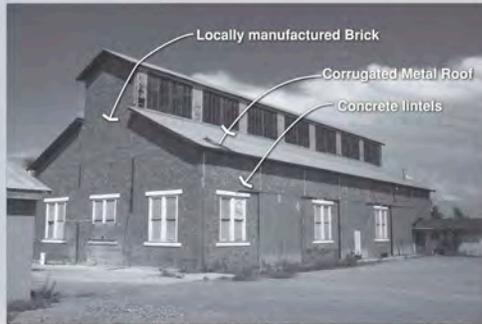
Wood Timber Fencing, Camp Verde, AZ



Local Ranch, Camp Verde, AZ



Interior Smelter Bldg, Cottonwood, AZ



Smelter Bldg, ca. 1917 Cottonwood, AZ

Local Materials & Craftsmanship. Adaptive form based on Region. Historical examples



Windmill & Water Tank, -Camp Verde, AZ



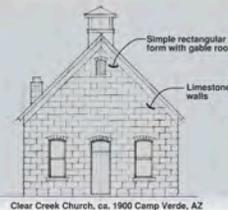
Ice House Building, ca. 1927 Camp Verde, AZ



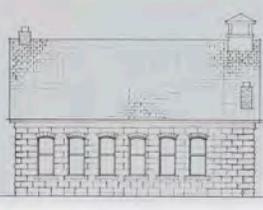
Stucco & Adobe Housing, Laguna, NM



Stone Structure, Camp Verde, AZ



Clear Creek Church, ca. 1900 Camp Verde, AZ



Enforcement

As noted by many Camp Verde residents, the participation and support of law enforcement to assist in managing recreational use will be important for the long-term maintenance of recreational amenities and in reducing conflict between recreational use and property owners. Monitoring of recreational activities has been widely viewed as an important part of balancing recreational use with the interests of the community in preserving the Verde River as a resource, keeping residential neighborhoods quiet and serene, and reducing the deleterious impacts that unmanaged and unmonitored recreational use can cause.

Other communities in the Verde Valley have made successful use of ambassador programs, as well as volunteers, to assist in managing recreation. Clarkdale has a robust program for ambassadors located at the river access points to provide information, monitoring, and prevent trespass issues. The Oak Creek Watershed Council has also successfully implemented a volunteer ambassador program at recreational sites along Oak Creek, a major tributary to the Verde, to reduce trash dumping and improve water quality issues resulting from recreational impacts. Both of these programs could serve as useful, cost-effective models for the Town to examine in the context of recreational management.

Potential Recreational Improvements on the Verde River

The most common recreational pastimes that Camp Verde residents reported in the public survey results were kayaking and canoeing, walking/hiking/running, and wildlife watching. There is also a significant constituency for equestrian trail riding activities. Community members responded through the survey and public open house process about their interest in expanded recreational opportunities, with the strongest support being for increased opportunities for these four most popular recreational activities. A significant majority of residents agreed or strongly agreed that development of enhanced river access should be a priority for Camp Verde. In evaluating potential projects for the *Verde River Recreation Master Plan*, particular attention to these recreational uses will be taken into account in development of new or improved recreational amenities.

Public sentiment in the Town expressed through public open houses and survey responses shows that community members want to ensure that improving access to enjoy river-related



Rendering of Park Entry

recreational activities does not damage the natural resource values of a flowing Verde River. When considering and implementing recreational improvements, the incorporation of riparian restoration to improve watershed health would be useful in protecting the wildlife, scenic values, and watershed functions that the people of Camp Verde value.

Friends of Verde River Greenway is a nonprofit organization that supports restoration activities along the Verde River. Through the Verde Watershed Restoration Coalition (VWRC), teams of restoration specialists engage in on-the-ground projects and partnerships with local landowners, state and federal agencies to remove invasive species, such as giant reed, tamarisk, Russian olive, and tree of heaven, and restore native vegetation in the river corridor. The program works with over 200 landowners in the area to treat invasive plants and improve watershed health.

Continued partnerships with Friends of Verde River Greenway in sustainable recreation planning, building restoration components into the development of recreational amenities, will ensure that the Town of Camp Verde will be successful in striking the right balance between enabling people to enjoy the river and the natural values that community members treasure.

Trails

The number-one recreational activity that Camp Verde residents reported interest in expanding opportunities for are trail related recreational activities, such as walking, hiking, running, biking, and horseback riding. A large majority of survey respondents felt that development of a network of trails along public lands should be a priority, indicating that trails connecting the Town to parks, and trails connecting the Town to the Verde River were most broadly supported.

The Town of Camp Verde is in discussion with state and federal agency partners to explore opportunities to create trails that provide those connections for the community. Some of the trail options being examined currently include a foot trail between the Town of Camp Verde and Montezuma Castle across Jackson Flat, and uplands trails near Copper Canyon waterfall and Hidden Canyon. There are also site-specific trail loops under consideration at the Homestead parcel for wildlife watching, and at Rockin' River Ranch.

In addition to these trails, the Town is also discussing the potential development of trails in the White Hills area, originating out of the 118-acre community park property owned by the Town of Camp Verde, and may run through portions of the 160-acre water treatment facility property. Connector trails may be established between this trail network and Rezzonico Park, Jackson Flat, Montezuma Castle National Monument, and Beaver Creek communities.

Boating/Floating

The second most popular recreational use noted by residents is canoeing and kayaking in the Verde River, and residents expressed strong interest in improving boating opportunities through the Town. In managing this recreational use through the planning process, the Town is working to balance the interests of boaters and the concerns of private property owners. The Verde River through the central part of Camp Verde flows through many residential neighborhoods, and also runs through several irrigation diversions, which can present hazards to boaters as well as limiting the flows to sustain boating. In the interests of mitigating the impacts to riverfront residents, it was determined that the best reach of the Verde River in Camp Verde to is the stretch that begins at White Bridge river access point, and flows downstream to Rockin' River Ranch and Beasley Flat.



Public recognition of the Verde River as a recreational amenity, an economic driver, and a place of scenic beauty and natural wonder has strengthened over the past decade. Recreational paddling along the Verde River corridor is on the rise, along with the attendant economic activity that comes with increased tourism. In large part, this is a tribute to the work of John Parsons. In the early 1980's, the Verde River was widely known as the "Dirty Verde" – if anyone knew where it was at all.

After a decade of work to protect the Verde River's incredible resources, and directing grant funding from the State Lakes Improvement Fund (SLIF) to develop improved access for people to enjoy river recreation activities, the Verde River made it onto the map for river-runners, bird-watchers, nature enthusiasts, and countless others who come each year to appreciate its beauty and diversity. Parsons also organized the Northern Arizona Paddlers Club as an organization of boaters who loved to spend time on rivers. In 2010, John Parsons and Josh Wheeler paddled the Verde River from Bridgeport to Beasley Flat to map river access points and develop a paddle guide for the river that boaters from across the state have come to rely upon.

In a 2011 article, Parsons is quoted as saying, "I always viewed myself as a middleman, helping people get introduced to the river so the river could speak to them and tell its story in its own way, in its own time, straight to their hearts."*

Without John Parsons, it is a very real possibility that the Verde River would have remained tragically degraded, largely unknown, undiscovered, and unappreciated by the public. Thanks to his efforts, the Verde is now a vibrant green corridor through the communities of the Verde Valley, bringing prosperity, scenic beauty, and a rich quality of life to the people who reside here.

Expansion of river access for boating, and construction/improvement of boat launches for kayakers and canoeists, is being directed to that particular reach of the river, with new boating access to be included as part of the development at Rockin' River Ranch. The Verde River between White Bridge river access point through to Rockin' River Ranch, and beyond to Beasley Flat, could hold promise as a designated paddle trail in the future. Conversations on designating the Verde River Heart Line paddle trail in this area could move forward in conjunction with development of Rockin' River Ranch.

* "John Parsons and the 'Dirty Verde.'" Steve Ayers, Staff Reporter. Camp Verde Bugle. December 13, 2011.

Watchable Wildlife

There is a high level of interest among the public for increased opportunities to view and appreciate the region's diverse wildlife as part of the recreational planning process. The concerns of the public and the public land and wildlife management agencies in controlling disturbance for wildlife within the river corridor should be considered in recreational amenity



Economic Contributions

of All Watchable Wildlife Recreation in

YAVAPAI COUNTY

in 2011*



\$4,455,799
State Income
Tax Revenues

\$40,250,711
RETAIL SALES

592
FULL AND
PART-TIME JOBS

\$22,027,630
SALARIES
AND WAGES

design. Education and interpretative resources will also be helpful in informing the public about wildlife resources, responsible wildlife viewing, and directing public recreation to areas appropriate for low-impact wildlife viewing.

The Important Bird Areas (IBA) Program in Arizona is an effort led by Audubon Arizona and Tucson Audubon to recognize the most important areas for birds in the state, with a purpose of identifying a “network of sites that maintain the long term viability of wild bird populations.”* The program also works to engage citizen scientists and bird-lovers in field activities, bird counts and surveys, and conservation projects to benefits Arizona’s birds and their habitats.

Arizona’s IBA program has been in operation since 2002, and has identified and designated 45 IBAs throughout the state. The greater Verde Valley has been recognized as home to several noteworthy IBAs, including the Tuzigoot IBA, which extends along the Verde River corridor from Tuzigoot National Monument to near the intersection of the river and Mingus Avenue in Cottonwood, and the Lower Oak Creek IBA that is located near the Page Springs Fish Hatchery north of Cornville.

According to the Audubon IBA web site, IBAs can be designated at three levels – state, continental and global. To qualify as a state IBA, an inventory of bird species is conducted by researchers and public land managers to determine whether or not a site supports significant numbers of species of conservation concern and restricted ranges. Once designated, a site may qualify for support to protect and maintain the conservation values of habitat within the IBA.

The Town of Camp Verde is examining whether a designation of an IBA within the Town’s boundaries along the Verde River near Homestead Park would benefit watchable wildlife programming within the community. In order to begin the process, the Town working with Audubon Arizona to organize a bird inventory and survey at the sites would be the first step.

The Town of Camp Verde is exploring partnerships with the Arizona Game and Fish Department and its watchable wildlife program and with US Fish and Wildlife Service on identifying sensitive habitats for endangered and threatened species. The Verde Front regional sustainable recreation planning collaborative is also exploring a region-wide watchable wildlife program similar to the Arizona Watchable Wildlife Experience (AWWE) in Flagstaff. AWWE’s success in Northern Arizona may serve as a model for developing a similar program in Camp Verde, and the broader Verde Valley region.

*Global IBA Program in Arizona. http://aziba.org/?page_id=32

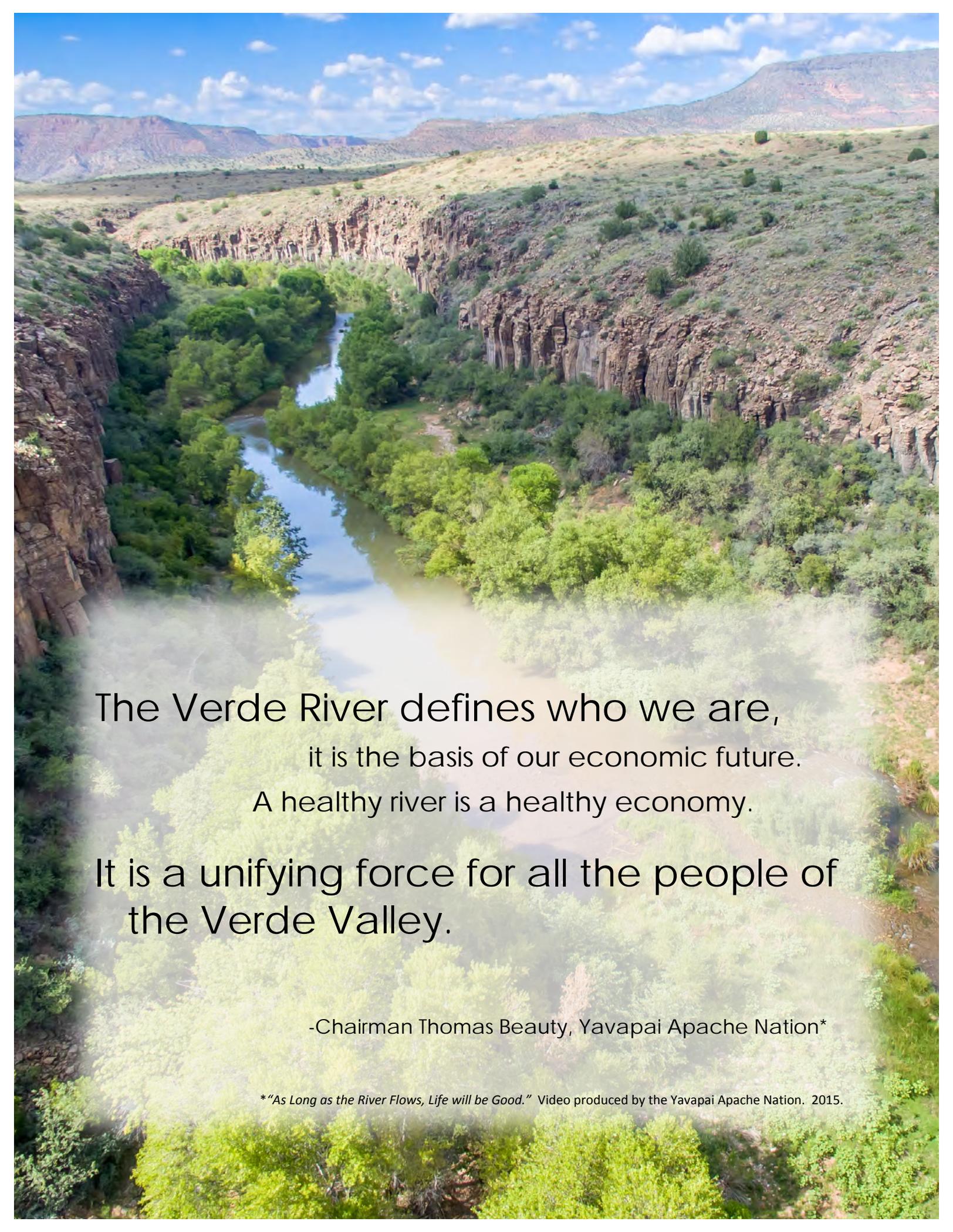
Partnerships with Local Landowners

Riverfront property owners requested that the Town of Camp Verde consider their concerns related to the impacts on peace and quiet, privacy, and safety of riverfront neighborhoods by directing recreational use toward public land sites and designated river access areas. While access by the public will not be encouraged in local residential neighborhoods, there is an important role for local landowners in improving the health of the Verde River corridor through restoration projects. Partnerships with Friends of Verde River Greenway and VWRC with local landowners can continue to improve watershed functions, wildlife habitat, and support the natural values of the Verde River. In the meantime, recreational resources can be located on the many public land sites available in the Town of Camp Verde, and minimize conflict between residents and recreational users.



The Camp Verde Riparian Preserve (CVRP) is a 124-acre parcel along approximately 1-mile of the Verde River, and is owned by Salt River Project as part of their mitigation obligations for an Incidental Take Permit pursuant to the Endangered Species Act for impacts to federally listed species resulting from the continued operation of Roosevelt Dam and Lake. SRP's primary goal for management of the Preserve is to provide ecological and conservation benefits to the Southwestern willow flycatcher, Western yellow-billed cuckoo, and bald eagle. This is accomplished by promoting a dynamic floodplain and river ecosystem, and by protecting riparian habitat from outside threats.* Due to the management objectives (protecting the riparian community for sensitive species) human and vehicular traffic is restricted within the Preserve.

In developing river-related amenities it will be important to ensure the CVRP parcel is adequately marked and that potentially destructive recreational activities are directed to appropriate areas and that enforcement actions are put in place to monitor activities in the area.



The Verde River defines who we are,
it is the basis of our economic future.
A healthy river is a healthy economy.

It is a unifying force for all the people of
the Verde Valley.

-Chairman Thomas Beauty, Yavapai Apache Nation*

**"As Long as the River Flows, Life will be Good."* Video produced by the Yavapai Apache Nation. 2015.

Specific Projects & Site Enhancements

Through the recreational planning process, the Town of Camp Verde engaged with public land management agencies, riverfront property owners, and the public to identify specific project priorities for implementation of recreational enhancements. Discussions with the public and with the U.S. Forest Service, Arizona State Parks, and local landowners over the spring, summer and fall of 2015 revealed four specific on-the-ground priorities for improvement projects that could meet increased recreational access and demand for the community. These four priorities include:

- I-17 Property – owned by the Town of Camp Verde
- Homestead Park – owned by Prescott National Forest and Arizona State Parks
- Rezzonico Park/Black Bridge river access – owned by the Town of Camp Verde
- Rockin' River Ranch – owned by Arizona State Parks

I-17 Property

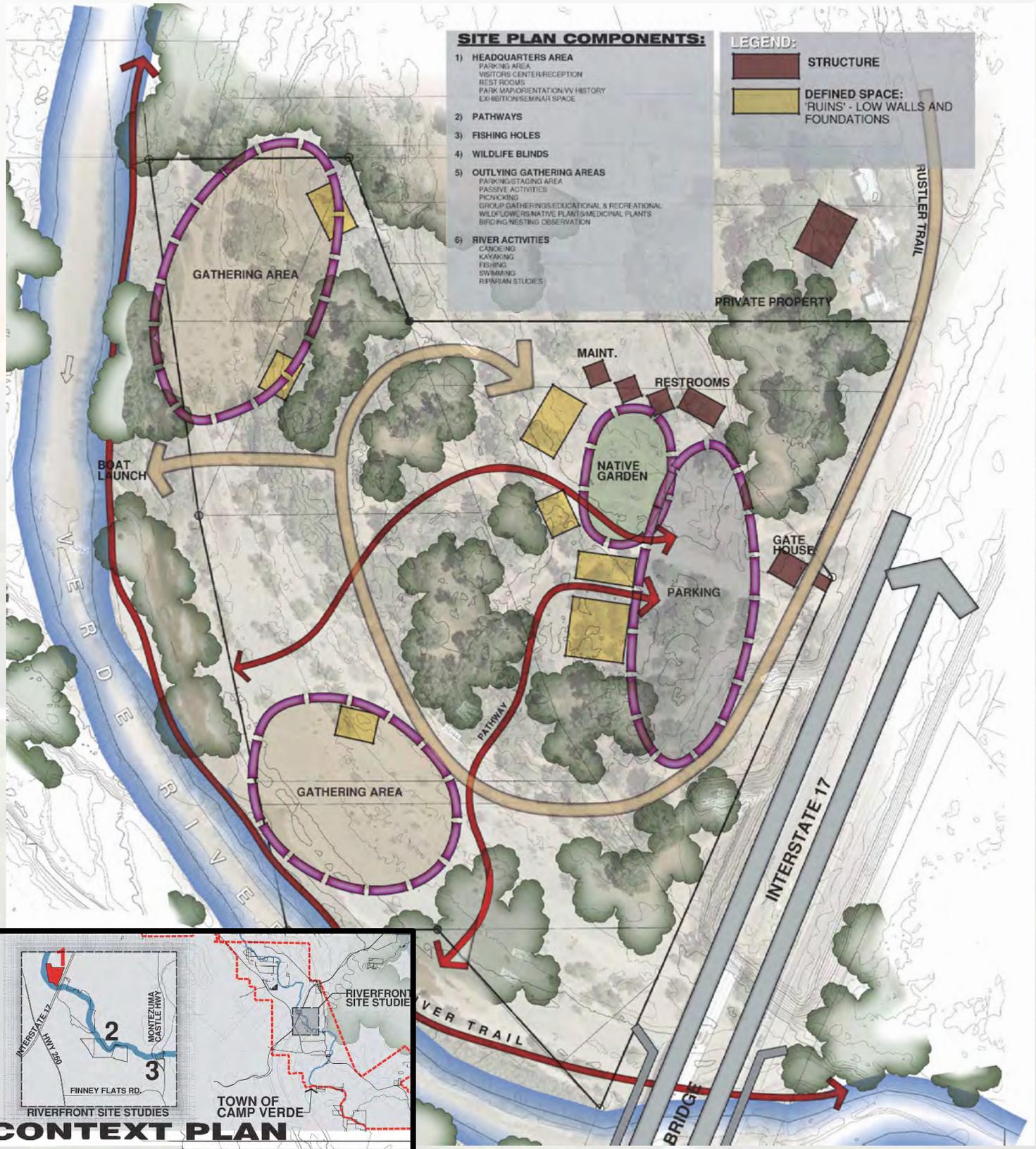
The I-17 property is located beneath and to the north and west of the Interstate 17 overpass as it runs through Camp Verde. It is formerly FEMA land that was quitclaimed to the Town of Camp Verde, and is currently an undeveloped parcel. Current uses are largely unmanaged and in some cases problematic. Neighboring landowners have complained about unchecked ATV use. In some cases, vehicles were running through the river itself and onto adjacent private property causing damage to the property. In addition, neighbors have noted the area as a location of frequent drug deals and other illicit behavior.

At the October 2015 public open house, renderings for potential site improvements were shared with the public and comments were solicited on recreational needs and priorities for the site. It was identified as the second highest priority among the four sites discussed as a day-use area. The potential improvements conceptualized in the renderings include a parking area to direct traffic away from neighborhoods, small road to access a boat launch and fishing areas, with paths from the parking area to the river, gathering areas, restrooms and a native garden. Wildlife blinds and birding/nesting observation sites were also incorporated. The design included the planting of native shade trees and potential ramadas. An alternative plan included only the paths to the river and parking for site users.

Public comments on the site design indicated interest in the nearness to potential boat launch sites, and the availability of shade trees, ramadas, and picnic areas. Respondents indicated

that they would prefer to see fewer roads, but maintain good pathways to a boat launch. It was also suggested that, rather than routing park traffic down Rustler Trail, to use alternate routes to access the I-17 property through Long Rifle Road or Rawhide.

Conceptual Site Plan Rendering for I-17 Property



Homestead Park

Homestead Park is located at the end of a dirt road originating from Finnie Flat Road through the Simonton property. It is a combination of USFS land and Arizona State Parks land, and the two agencies have been discussing joint management of recreational resources and access as part of the development of the Park. The Town of Camp Verde is working to develop a mutually beneficial joint development agreement with the Arizona State Parks and Prescott National Forest for the site. Current uses have been somewhat problematic, as it is the site for a number of transient camps, unregulated uses, and the site of significant dumping, including large items such as old sofas, mattresses, and other trash.

The Town has already negotiated with the Simonton family and the Archaeology Center to include a parking area and trailhead to access Homestead Park as a condition for paving and improving the road. This property was identified as the number one priority through public engagement on recreational priorities.



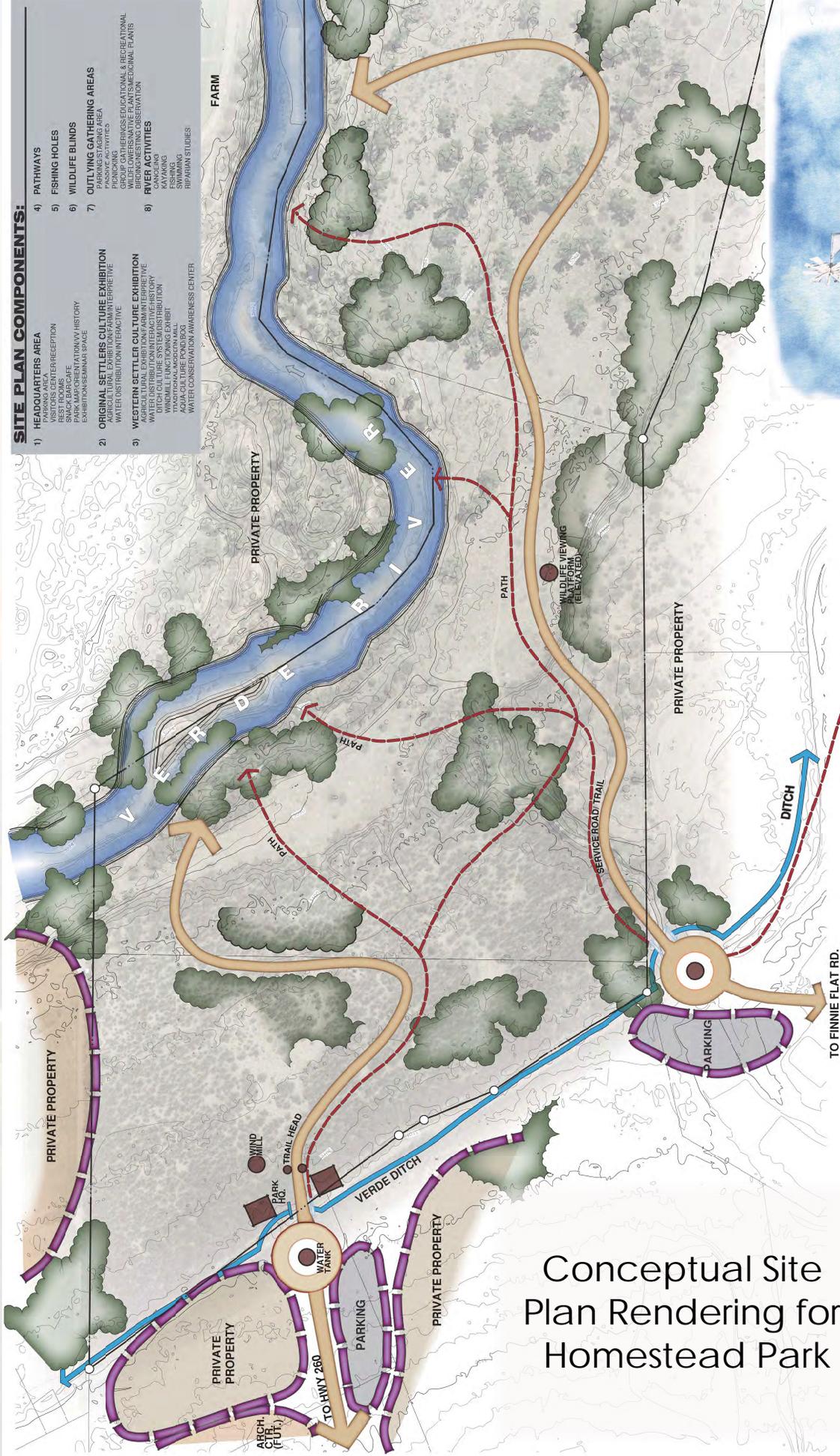
With access to Homestead Park secured and a joint management MOU in place, planning for recreational improvements in partnership with the Prescott National Forest and Arizona State Parks may be able to proceed. It is envisioned that the Homestead Park will be kept in a relatively natural state, featuring nature trails, fishing access, and watchable wildlife resources and programming, including a wildlife viewing platform. Other programming explored in the renderings included a western settler cultural

exhibition, with interpretive exhibits for ditch systems, windmills, a traditional mill, and educational materials about historic agricultural practices.

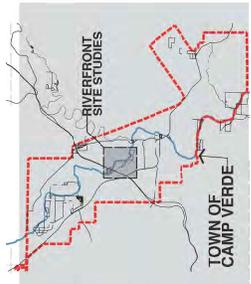
Participants in the October 2015 open house indicated enthusiasm for the plan offered for Homestead Park, and interest in particular in the wildlife viewing platform and resources. Suggestions made by the public ranged from including formal campsites to picnic areas, grills and ramadas near the water. Most community members indicated that they would like access to the site to enjoy kayaking, wading, and in-river activities such as swimming and wading.

SITE PLAN COMPONENTS:

- 1) HEADQUARTERS AREA
 - WATER TOWER
 - VISITORS CENTER/RECEPTION
 - RESTROOMS
 - SNACK BAR/CAFE
 - PARK MAP/ORIENTATION
 - EXHIBITION/SEMI-PRIVATE SPACE
- 2) ORIGINAL SETTLERS CULTURE EXHIBITION
 - AGRICULTURAL EXHIBITION/FARM/INTERPRETIVE
 - WATER DISTRIBUTION/TRENCH
- 3) WESTERN SETTLER CULTURE EXHIBITION
 - AGRICULTURAL EXHIBITION/INTERACTIVE HISTORY
 - WATER DISTRIBUTION/TRENCH
 - DITCH CULTURE SYSTEM/DISTRIBUTION
 - TRADITIONAL WOODEN MILL
 - AQUA CULTURE POND/BOG
 - WATER CONSERVATION/AWARENESS CENTER
- 4) PATHWAYS
- 5) FISHING HOLES
- 6) WILDLIFE BLINDS
- 7) OUTLIVING GATHERING AREAS
 - PARKING/STAGING AREA
 - PICKNICKING
 - GROUP GATHERINGS/EDUCATIONAL & RECREATIONAL
 - BRINGING/STAGING OBSERVATION
 - ADDITIONAL PLANTS
- 8) RIVER ACTIVITIES
 - FISHING
 - KAYAKING
 - RIPARIAN STUDIES



Conceptual Site Plan Rendering for Homestead Park



CONTEXT PLAN

Rezzonico Park/Black Bridge River Access

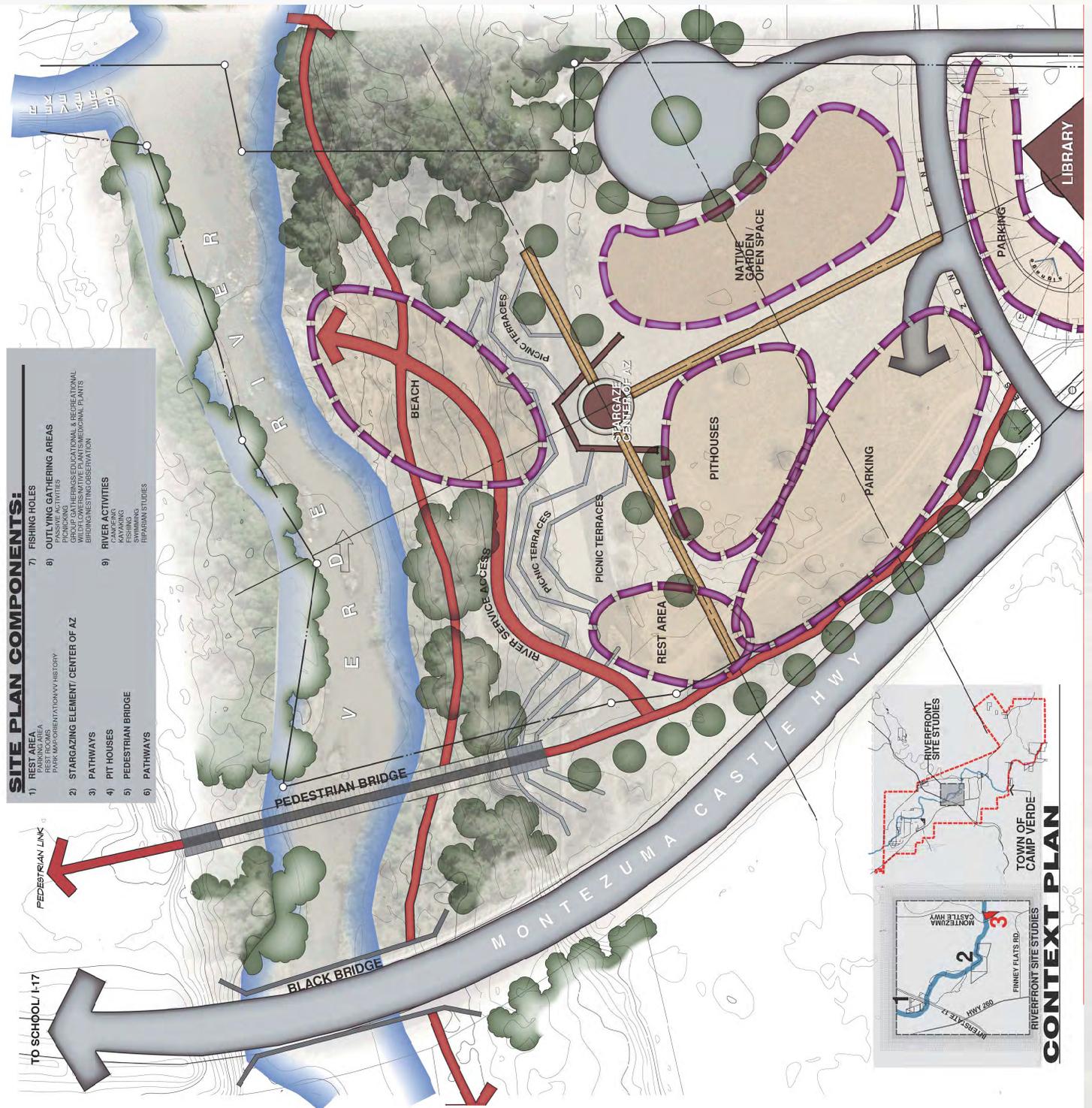
Rezzonico Park is currently a lightly developed park within the Town of Camp Verde near the public library. A new library is under construction nearby, and the opportunity to improve Rezzonico Park as a community gathering place and area for connection with the Verde River near the Town's center exists. However, improvements to this site ranked lowest on the list of priorities for Town residents in light of other potential projects.

The sketches and renderings for improvements to Rezzonico Park shared at the public open house included improvements that build upon the current site features. A parking area is located near the library, with walking paths through the park. The marker for the geographic center of Arizona is located in the heart of Rezzonico Park, and conceptual drawings for enhancements include a stargazing element near the geographic center feature to take advantage of the Town of Camp Verde's dazzling night sky. Other improvement ideas include a pedestrian bridge across the Verde River from Rezzonico Park to a walkway on the other side of the river. Terraced picnic areas and ramadas, a native garden, and a small beach area for riverside recreation were also shown.

Public comments on the conceptual drawings for Rezzonico Park indicated support for a system of interconnected trails between Rezzonico Park, the I-17 property, and Homestead. However, it should be noted that any connector trails would have to be developed in partnership with private landowners along the corridor. Others expressed interest in development of a large, grassy area at Rezzonico for playing Frisbee or other outdoor sports. The need for restrooms, shade trees and shade structures, as well as parking areas and riparian ecosystem interpretation were also comments shared by community members.



Conceptual Site Plan Rendering for Rezzonico Park



- SITE PLAN COMPONENTS:**
- 1) REST AREA
 - 2) STARGAZING ELEMENT / CENTER OF AZ
 - 3) PATHWAYS
 - 4) PIT HOUSES
 - 5) PEDESTRIAN BRIDGE
 - 6) PATHWAYS
 - 7) FISHING HOLES
 - 8) OUTLYING GATHERING AREAS
 - 9) RIVER ACTIVITIES



CONTEXT PLAN

Rockin' River Ranch

Rockin' River Ranch is a 209-acre historic ranch at the southern boundary of the Town of Camp Verde, and which was purchased by Arizona State Parks in 2008 as an extension of the Verde River Greenway through the Verde Valley. It is the site of several houses, barns, sheds, and other outbuildings connected with the past ranching operation. While the site has gone largely undeveloped and inaccessible by the public for the past seven years, Arizona State Parks has identified the parcel as a top priority for development as a recreational amenity.

At the October 2015 public open house, Arizona State Parks shared preliminary draft plans for development of Rockin' River Ranch. The site plan included a river access and boat launch, with campsites for passing paddlers and other users, as well as RV hook-ups, walking trails, restrooms, parking areas, and an amphitheater. To support equestrian activities, campsites and stabling facilities for horses were included in the site plan.



Public response was positive to these initial plans put forward by Arizona State Parks, particular the camping amenities, river access for boating, and the equestrian facilities. Rockin' River Ranch is also near the Truswell property, owned by Prescott National Forest. There have been discussions in the past about the opportunity to jointly manage Rockin' River Ranch and the Truswell property for recreational use. Some interest exists in transferring the river access point currently at Clear Creek river access point to Rockin' River Ranch or another parcel owned by the U.S. Forest Service, giving boaters a more convenient put in/take out launch area that does not involve hiking up a steep incline with their gear. Should legislative appropriations be secured for development of Rockin' River Ranch, such joint agreements for management could be explored more fully.

When we know the Verde River,
we love the Verde River,
and we'll do what's necessary to save it for our children and their children.

It's that simple.

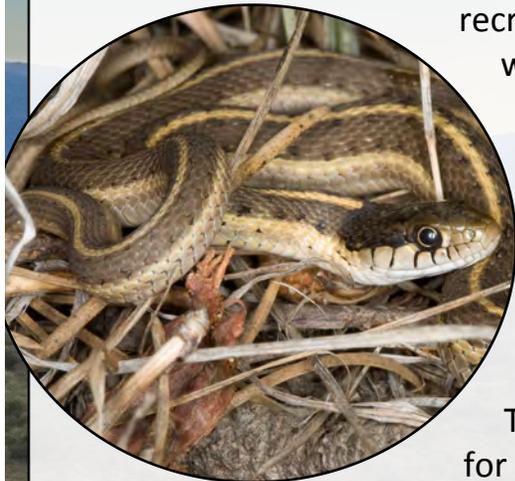
-Mayor Doug Von Gausig, Town of Clarkdale



Recommendations – Priorities for Implementation

Camp Verde offers a wide range of recreational pursuits, for both residents and visitors alike, and through the river recreation planning process, additional sites for new assets to enhance quality of life have been identified. Demand for recreation on the Verde River is already significant, and growing, and recreationists have brought much needed awareness and appreciation to the river. As noted in the Camp Verde Bugle story on John Parson, “Parsons, more than anyone, is responsible for transforming the Verde from a gravel-pitted, land-filled, orphaned waif to the thing of charm and beauty that it is today.”*

However, much of the current use is unmanaged, and most river access areas are primitive in their development with limited enforcement available to ensure that recreation occurs sustainably and responsibly. Without a plan; without implementation of sensible recreation management that respects and protects both the natural resources of the river as well as the property rights of neighboring homeowners; and without well designed river access amenities and adequate public education on responsible recreational practices, recreational use could threaten to degrade the natural values, wildlife habitat, and health of the watershed.



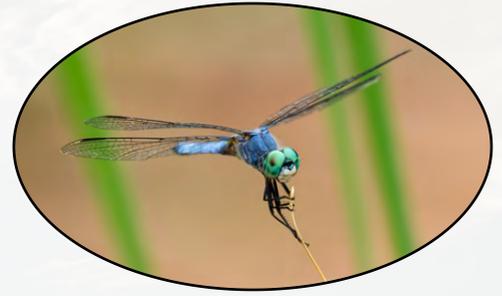
The *Verde River Recreation Master Plan* represents an opportunity for the Town of Camp Verde to balance these needs, allowing people to enjoy the wonderful opportunities that the Verde River offers. It is also an opportunity to better connect our community with the river and its tremendous values, all while protecting the sensitive areas along the river corridor, and preserving the quiet peacefulness of riverfront neighborhoods. In the end, both river recreationists and water users, community members and visitors, all want the same thing – a healthy, flowing Verde River that will continue to support the superb quality of life that Camp Verde offers.

While this plan provides a vision for managing river recreation in Camp Verde sustainably and well, and for enhancing opportunities for residents and visitors to enjoy the Verde River, the *Verde River Recreation Plan* represents the beginning of what we hope will be a constructive, collaborative process of continuing to work with community residents, property owners, public land managers, and other stakeholders to advance this vision.

The Town of Camp Verde encourages the participation of community stakeholders in developing detailed implementation plans for recreation management and improvements.

*“John Parsons and the ‘Dirty Verde.’” Steve Ayers, Staff Reporter. Camp Verde Bugle. December 13, 2011.

Managing recreation well in the community will involve continuing to monitor and evaluate recreation demand and assess carrying capacity issues. Overcrowding in some areas of the Verde has already been noted as an issue, and for recreational use to be appropriately balanced with protection of the river corridor and wildlife values, understanding and planning for management of capacity constraints will need to be a part of implementation of the plan. A key element of the success in managing recreation, particularly as access is improved and expanded in the priority areas identified, will be development of a long term strategy and framework to support ongoing education, parks and facility maintenance, and ongoing monitoring and enforcement activities to prevent damage or degradation to resources or conflict with local landowners.



In evaluating the public feedback gained through the community engagement process, stakeholder discussions with state and federal land management agencies and other partners, and conversations with riverfront property owners about their concerns with recreational use, the Town of Camp Verde has identified the following priorities for implementation through community and stakeholder engagement, mapping, inventory, and analysis that has occurred over the course of the planning process.

- #1 – Implement strategies to better manage recreational use at existing and proposed sites, safeguard private property rights, and discourage damaging activities to riparian habitat and wildlife resources.
- #2 – Development of Homestead Park as a day-use watchable wildlife amenity, with a viewing deck, nature trails, light development, interpretive and educational elements, and fishing access.
- #3 – Designation of an Important Bird Area (IBA) designation to support watchable wildlife programming within the Town of Camp Verde.
- #4 – Development of limited, day-use recreational amenities at the I-17 property.
- #5 – Continue to explore the potential for developing riverside trails, as well as upland trails to Montezuma Castle National Monument, the Beaver Creek Communities, and the Town of Camp Verde’s 118-acre community park property and the White Hills located north of the Verde Ranger Station.
- #6 – Continue to work with Arizona State Parks and Prescott National Forest to develop recreational amenities and park resources at Homestead Park and Rockin’ River Ranch.
- #7 – Development of the riverfront amenities for Rezzonico Park just below Black Bridge.

By far the highest priority that emerged from community discussions is the need for the Town of Camp Verde to effectively and sustainably manage current recreational uses to preserve the natural values of the Verde River corridor and the rights of private property owners. There was a strong sense from the public that before consideration and development of new sites or recreational resources can occur, it will be important for a structure or strategy in place to ensure that current uses are well managed. Under the principle, “if you build it, they will come,” the first order of business, and the highest priority for the *Verde River Recreation Master Plan* is to develop a program for managing recreation in the Town.

Implementation Plan for Recreational Management

- Work toward increased collaboration between law enforcement personnel for the Town and agency law enforcement personnel for state and federal agencies in managing recreational activity with the Town, particularly in managing the most problematic challenges, such as trash and trespass issues.
- Develop an ambassador program similar to the program implemented by Town of Clarkdale to provide resources and information to recreationists as well as ongoing site monitoring for capacity issues and evaluate recreational demand for various activities.
- Implement signage demarcating private property, as well as educational and safety interpretive signage about safe and appropriate recreation and how to minimize impacts to wildlife and natural values. Through the public comment process, the incorporation of “Leave No Trace” recreational ethics in educational materials and signage was recommended.

For each of the site-specific priorities, a set of next steps has been identified along with potential approaches to support construction of the recreational amenities as well as a plan for their long term management. In developing any implementation plan for developing recreational amenities for any of these priorities, it will be important for the Town to plan for not only the funding and activities to construct the actual recreational resources, but to also plan for the long term management and maintenance of those sites.

Homestead Park

The development of recreational amenities, particularly watchable wildlife and nature trails, at Homestead Park emerged as the highest priority recreational project for the Town of Camp Verde to undertake in the near term. The park is composed of two parcels managed by the Prescott National Forest and one managed by Arizona State Parks. Town of Camp Verde could enter into a joint management agreement for management of the recreational assets of the

park, as well as seek funding for constructions of the site improvements.

- Enter into a joint management and development agreement for the Homestead Park site in partnership with USFS and Arizona State Parks.
- Complete the road improvements, including the development of a trailhead and parking area at the end of Homestead Parkway.
- Seek funding for construction of a watchable wildlife/nature trail loop and wildlife viewing deck in Homestead Park. Develop educational/interpretive signage for wildlife as a part of the park.
- Seek funding for development of riverside fishing areas in Homestead Park.
- Implement an ambassadors program for recreational management.

Designation of an IBA for the Town of Camp Verde

Perhaps the lowest cost recreational opportunity before the Town of Camp Verde is the designation of an Important Bird Area (IBA) through the Verde River corridor. The first step in recognizing an IBA through the river corridor would involve partnering with Audubon Arizona to conduct a survey of the species richness and diversity through the Verde River. If the area is determined to host habitat resources that can support a sufficient number of avian species of interest, with limited habitat range, and in otherwise meeting the criteria under the global program managed by Audubon and Birdlife International, and IBA designation can move forward.



Once the area qualifies as an IBA, the Town could pass a resolution recognizing the resource, the contribution it makes to the biological diversity of the region, and endorse a stewardship program for maintaining those values. The IBA Program provides some support to designated sites, including educational and interpretive signage about the ecological values and bird species of the region. Ongoing partnerships with the Town and Friends of Verde River Greenway on stewardship elements, and in on-the-ground activities to improve wildlife and bird habitat along the Verde River corridor would also benefit the long term maintenance of wildlife values.

- Partner with Audubon Arizona to conduct field surveys and assessments of the Verde River through Camp Verde and its capacity for supporting wild bird populations.
- Town of Camp Verde may then craft a resolution in recognition of the IBA as a quality of life and ecological resource for the town.
- Construct educational and interpretive signage, with support from Audubon and Birdlife International, to inform the public and promote stewardship of the wildlife

habitat values.

- Participate in ongoing partnerships with Friends of Verde River Greenway and VWRC to continue habitat improvements along the Verde River to steward birding and wildlife resources in the river corridor.

I-17 Property

The I-17 property was noted as the second highest site-specific project for Town investment to support recreation. This site was identified as a good opportunity for development of a day-use area to support riverside activities such as picnicking, family gatherings, and fishing. Boating access was also supported by the public input. Given concerns voiced by neighboring residents relative to the I-17 parcel, it will important to balance recreational access with impacts to the nearby property owners, particularly along Rustler Trail. Site design should incorporate some alternative access routes to reach the parcel, and also provide parking for those wishing to recreate at the site. The public expressed concern about current illicit uses as well, so site plans moving forward should incorporate an enforcement element to ensure that recreational use is appropriate and sensitive to the nearby habitat for the Camp Verde Riparian Preserve as well as the river corridor.

- Develop a detailed site plan for development at the I-17 property, including a name for the park, and measure to mitigate impacts to nearby neighborhood.
- Seek funding for construction of improvements, including road improvements and a parking area to access the site in a manner that minimizes traffic and parking concerns for residents; walking paths, restrooms, picnic tables and ramadas for day use recreational activities.
- Construct interpretive signage that incorporates Leave No Trace ethics and promotes sustainable recreational use of amenities at the site.
- Implement ambassadors program at the I-17 parcel to manage recreational use and make interpretive resources available to the public.

Rezzonico Park

Development of riverside recreational amenities along the Verde River at Rezzonico Park, while supported by the public, ranked last amongst the priorities put forward for consideration. Given downstream residential neighborhoods as well as diversions and obstacles, it may not be the most appropriate place to site a boat launch for paddling,, but public support was strong for a system of riverside trails and walking paths along the river, as well as picnic areas and a grassy, outdoor space for sports.

- Develop a detailed site plan for recreational improvements and amenities to support

riverside recreational activities at Rezzonico Park.

- Seek funding for construction of improvements, such as a parking area and restrooms. Also secure funding for new recreational amenities such as terraced picnic areas, walking paths, interpretive/educational signage about the Verde River riparian corridor, and perhaps a pedestrian bridge across the river



The project priorities reflected in the *Verde River Recreation Master Plan* were developed to meet the goals of the Town of Camp Verde in providing safe, healthy, and enjoyable recreational opportunities to connect residents and visitors alike with the significant amenity and natural resource values of the Verde River. The Town is grateful for the members of the public, riverfront property owners, state and federal agency staff, and others who participated in the planning process, offered comments and shared concerns with the Town, and contributed to developing the priorities expressed in this plan.

In implementing the *River Recreation Master Plan*, the Town will work diligently to continue to balance its management and site development activities, the need to meet demand for river recreation, and to support activities that promote economic development and tourism. The Town will also work to manage recreational use to lessen the impact on riverfront land owners, and protect the ecological integrity of the Verde River and riparian habitats.

Through the recreational planning and implementation process, the Town will seek to incorporate a restoration element to not only enhance recreational access, but improve the health of the watershed as well. Through the projects outlined above, the Town hopes to move forward with implementation in a manner that will address the concerns raised by the public and property owners for well managed recreation that does not degrade the natural values of the Verde, all while providing for increased recreational opportunities for residents and visitors alike.

A well-managed resource is one that will support a range of needs for the Town – from recreation, to economic development, to preserving the peace, scenic beauty, and natural values of the area for generations to come.

We have the responsibility to conserve one of
Arizona's remaining crown jewels

by striving to create safe, environmentally
sustainable outdoor recreational opportunities
along the Verde River

-Chip Davis, Yavapai County Board of Supervisors



Appendices

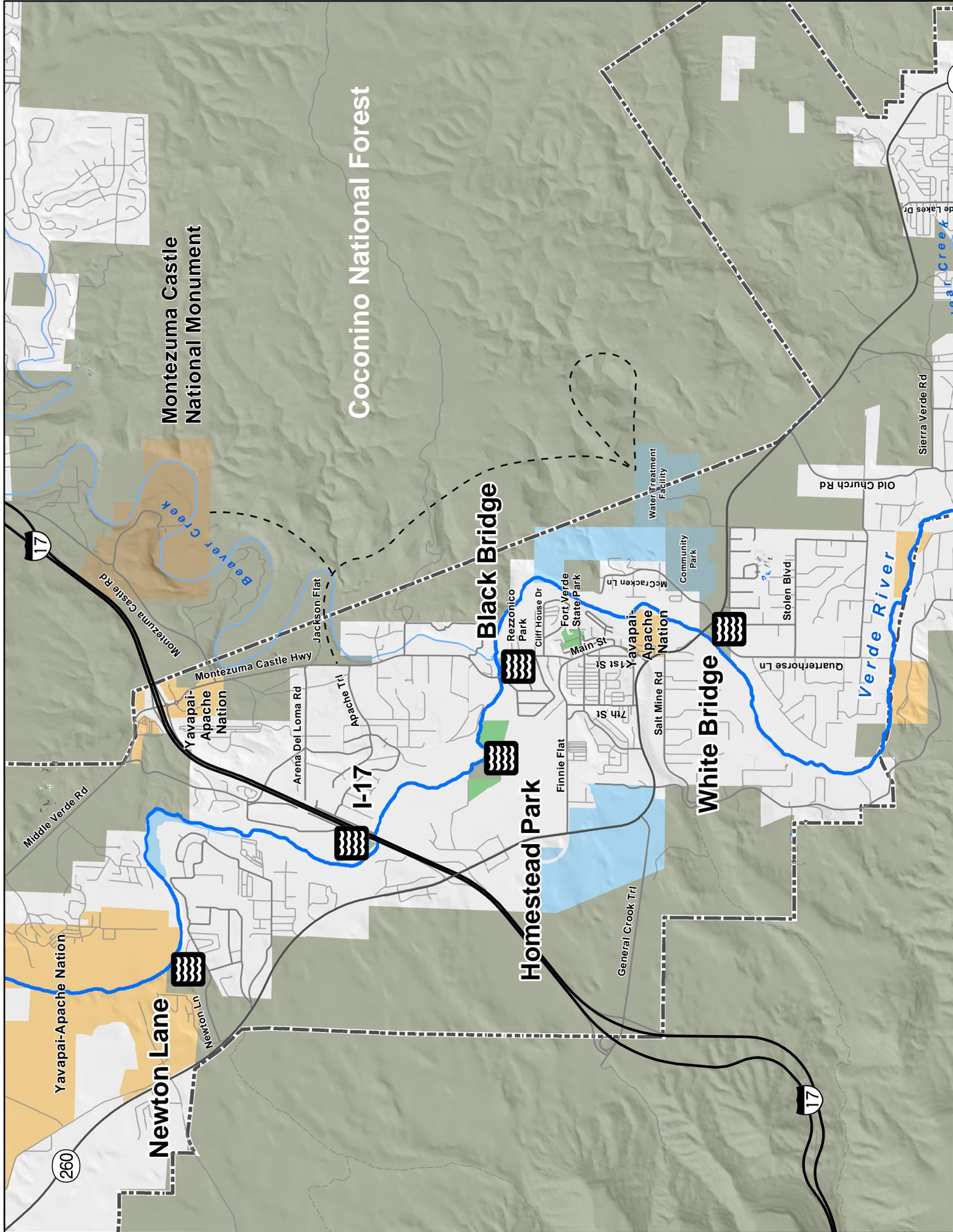
Appendix I – River Recreation Planning Map

Appendix II – Abridged Public Survey Results*

Appendix III – Abridged Neighborhood Listening Sessions & Open House Meeting Notes*

Appendix IV – Public Land Management Agency Stakeholder Discussion Notes

*Full versions of the Public Survey Results and the Neighborhood Listening Session & Open House Meeting Notes, along with along with the full version of the McLaughlin Whitewater report, may be found on the Town's website: <http://www.campverde.az.gov/government/economic-development-2-2/rrmp/>



Montezuma Castle National Monument

Coconino National Forest

Black Bridge

White Bridge

Newton Lane

Homestead Park

Verde River

17

I-17

17

260

Montezuma Castle Rd

Montezuma Castle Hwy

Arena Del Loma Rd

Apache Trl

Jackson Flat

Rezonico Park

Cliff House Dr

Fort Verde State Park

Main St

1st St

7th St

McCracken Ln

Community Park

General Crook Trl

Finnie Flat

Salt Mine Rd

Stolen Blvd

Quarterhorse Ln

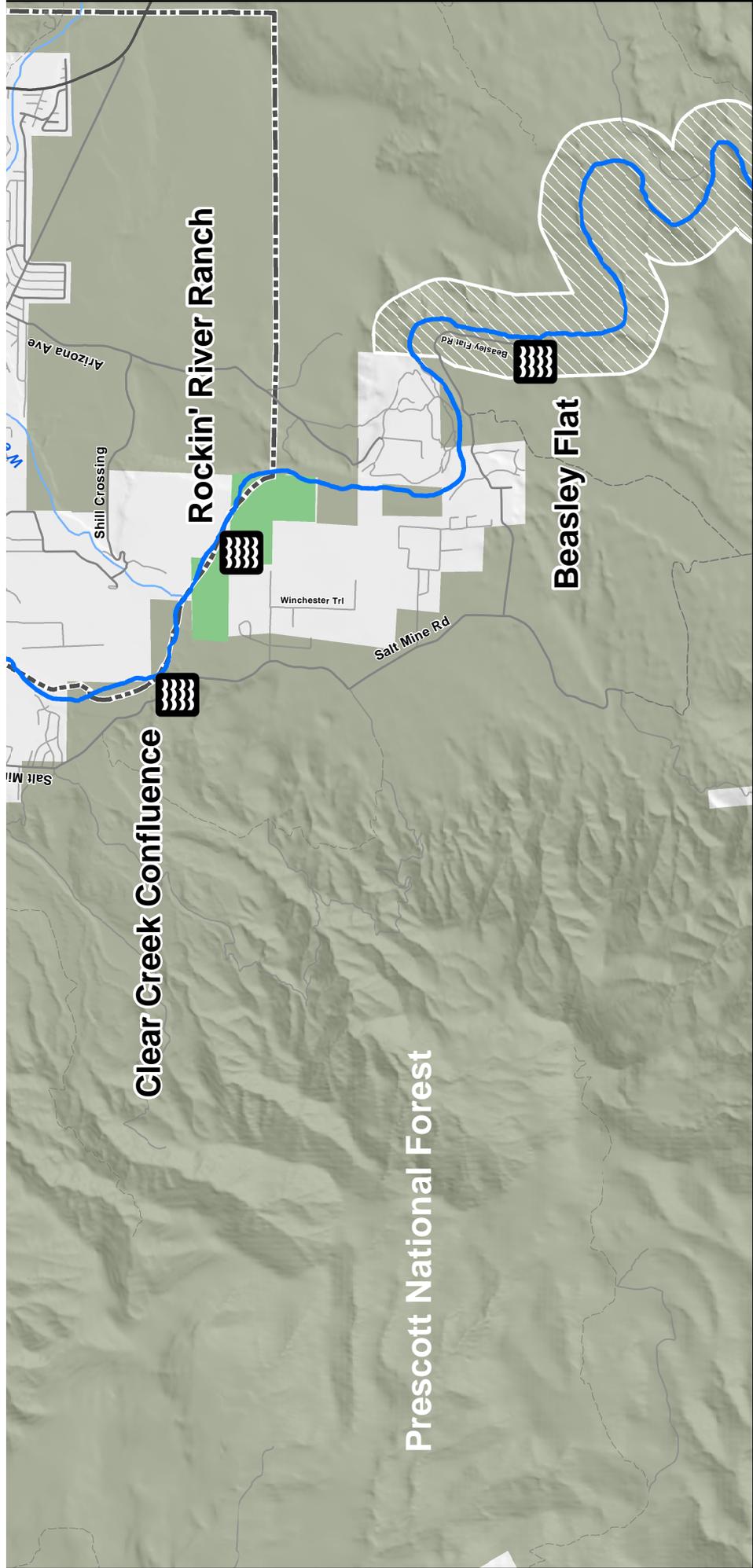
Old Church Rd

Sierra Verde Rd

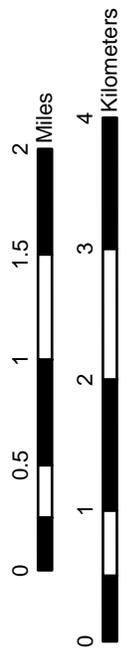
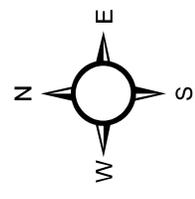
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Town of Camp Verde River Recreation Planning Map



Verde River Recreation Master Plan



Appendix II – Public Survey Results

An important component of the Town of Camp Verde’s River Recreation Master Plan process involved community engagement to solicit the feedback, priorities, concerns, and ideas of community members about recreational opportunities and challenges along the 17-mile stretch of the Verde River that runs through Camp Verde. Beginning in July of 2015, a web-based survey was initiated to gather feedback from the riverfront property owners.

This outreach was followed up by a survey prepared for use with the general public of residents in Camp Verde. It was identical in most respects to the survey developed for riverfront property owners, however, it was slightly longer, and focused less on the direct impacts experienced by citizens due to recreation, but rather was oriented more toward the general quality of life and recreational opportunity aspects of planning for managed recreation.

A more detailed analysis of the full results of the public surveys is available for review at www.CampVerde.Az.Gov

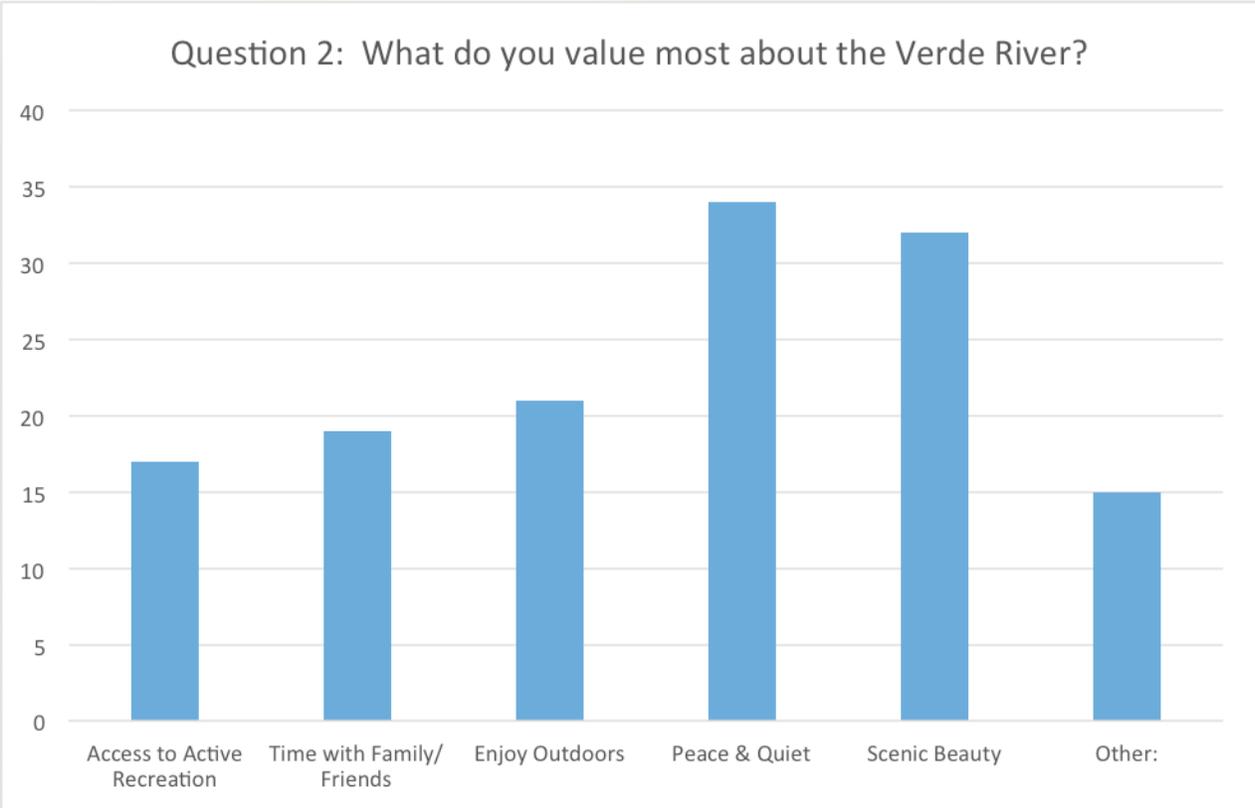
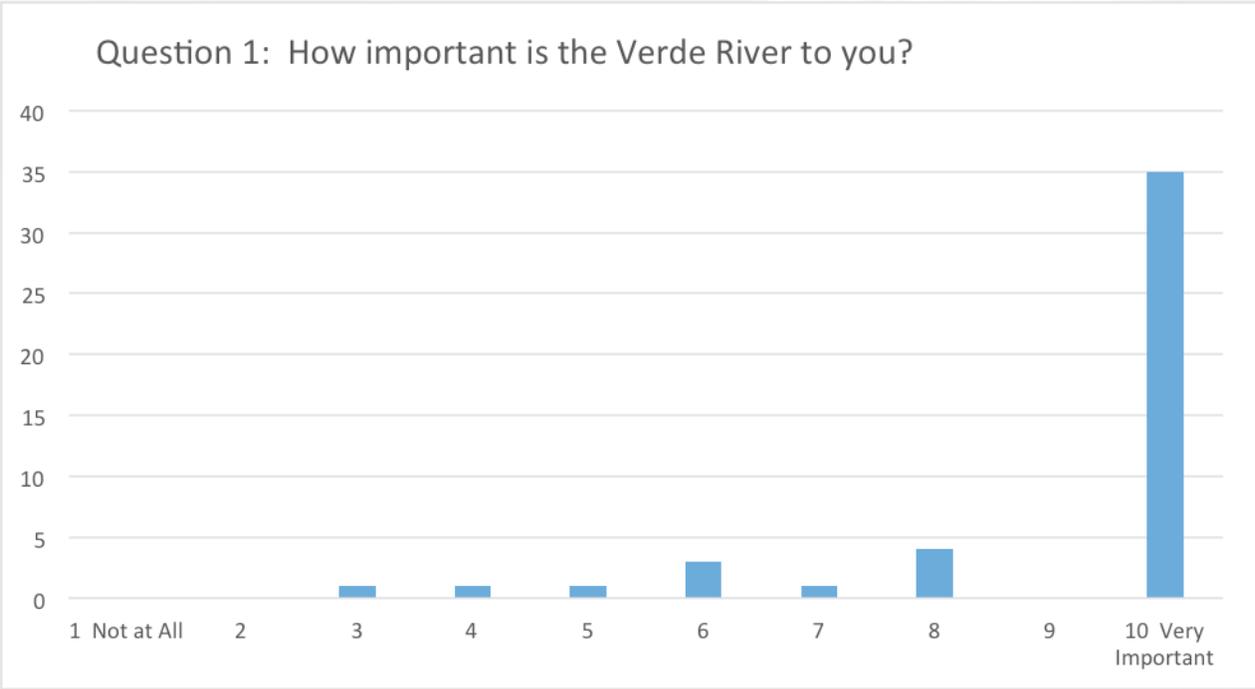
Riverfront Property Owner Survey Results

The survey produced for riverfront property owner feedback was comprised of seven questions, seeking to understand how riverfront land owners valued the Verde River, ask about problems or challenges with recreational use from the perspective of property owners, and solicit ideas and strategies for addressing those challenges while meeting the community’s need for enhanced recreation opportunities.

The first four were multiple choice questions about values along the Verde River, and issues or concerns the property owners may have experienced, while the remaining three questions were open-ended to explore solutions to recreational challenges in the community.

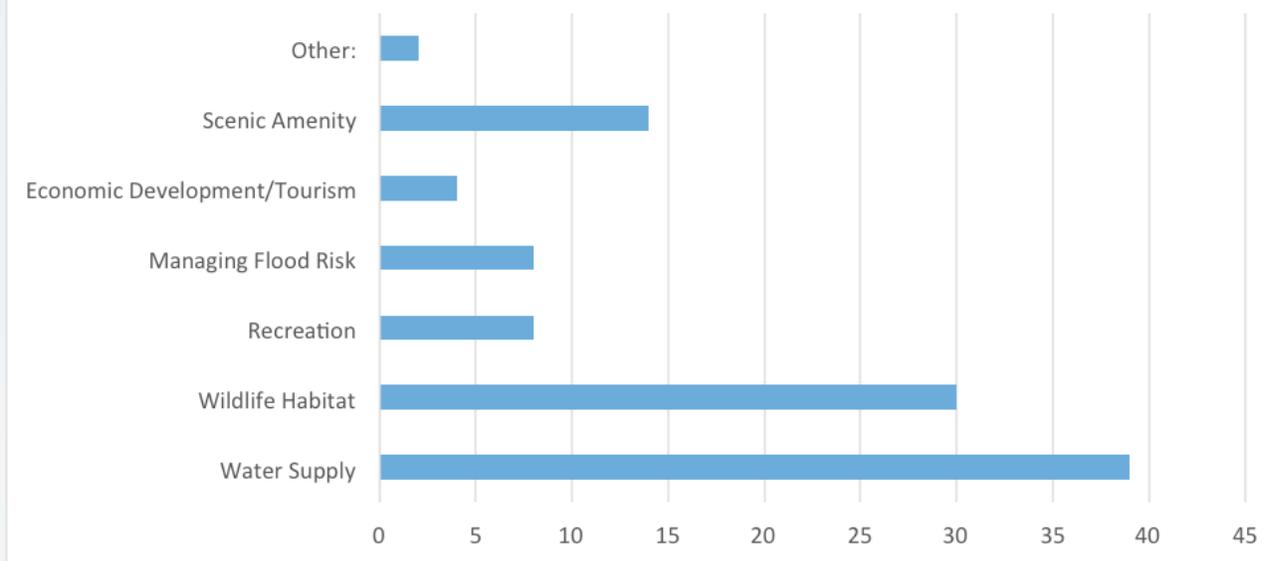
The following charts summarize the responses to the first four questions asked in the survey:

- 1. How important is the Verde River to you?*
- 2. What do you value most about the Verde River?*
- 3. What is the most valuable thing the Verde River provides?*
- 4. Problems, issues or concerns with recreation on the Verde River*



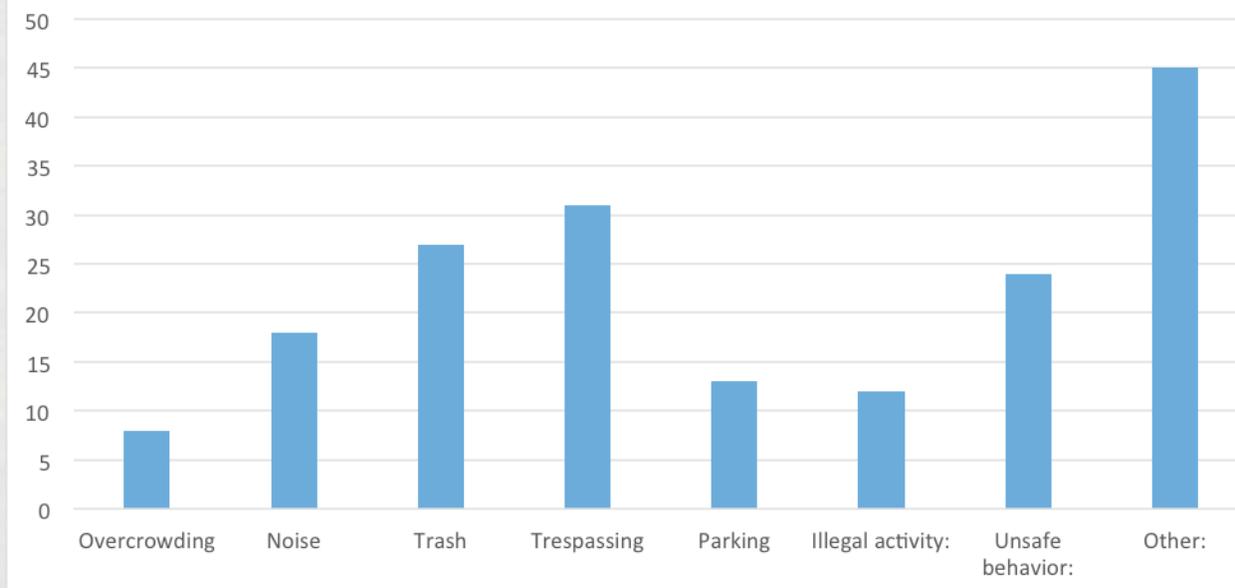
The values of riverfront property owners ranged the full spectrum of options offered, but the attributes most valued were the peace and quiet and scenic beauty offered by the Verde River. Among the most frequent responses to Question 2 by property owners which landed in the “other” category were privacy (5 respondents), and wildlife/birdwatching (4 respondents).

Question 3: What is the most valuable thing the Verde River provides?



The majority of survey respondents answered that water supply and wildlife habitat were the most valuable resources provided by the Verde River. In the category of “other,” two respondents noted protecting nature, and that the Verde was one of the only free-flowing rivers left in Arizona.

Question 4: Problems, Issues or Concerns with Recreation on the Verde River



Question 4 provided an opportunity for survey respondents to share open-ended answers about challenges and problems they experienced directly as a result of recreation on the Verde River. The majority of respondents cited trespassing and trash dumping as the most common issues.

Under the header of “illegal activity,” property owners expressed concern with drug use/sales (9 respondents), firearms and shooting, and the dumping of animals. The catch-all of “unsafe behavior” reflected a significant concern with fires and fire-starting (13 respondents), as well as fights, ATV use, unsafe boating, and hunting near people’s homes.

The “other” category captured a great deal more variety, but the most commonly expressed concerns involved property damage and stealing, camping by vagrants and transients, public intoxication, unleashed animals, graffiti, and damage to sensitive habitats. A minority of property owners (6 respondents) reported experiencing no problems or concerns.

Questions 5 and 6

In response to Question 5 about addressing the challenges, most comments by property owners focused on protection of private property through posting of “No Trespassing” notices, traffic controls, restrictions on access, increased patrols and education of recreational users. Some also suggested the development of recreational amenities on public lands and other areas further from neighborhoods and homes within the Town of Camp Verde. Buffers, maintained/fenced trails, and enhanced amenities at existing parks were also suggested as a means to focus recreational activity in appropriate areas.

In responding to Question 6 about appropriate areas to focus river-related recreational activity, property owners felt primarily that existing sites should be improved and maintained or expanded, rather than opening up new access areas. There was also a plurality that recommended that any future sites for river access be directed to public land areas, again, away from neighborhoods and residences.



General Public / Camp Verde Resident Survey Results

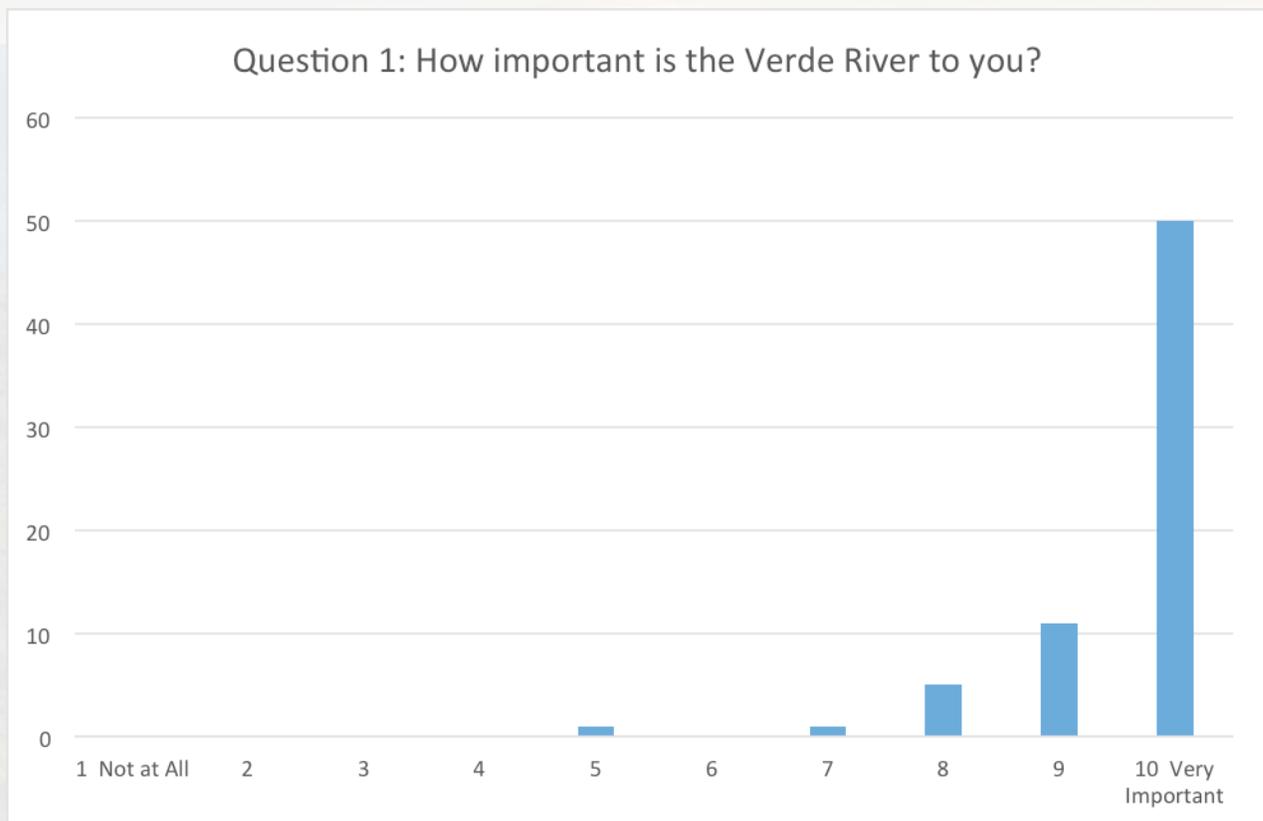
The survey produced more broadly for the general public was slightly longer, and while asking similar questions, also included some additional questions about recreational activities and habits. The survey was a total of 21 questions long, and provided a measure of how the public valued the Verde River, the type and frequency of recreational activities enjoyed on the river, as well as priorities about amenity development to improve recreation in the community. The public was also asked, similar to riverfront property owners, about issues or concerns they had with river recreation and possible solutions. Lastly, some basic demographic data was collected about the survey respondents.

The following charts summarize the responses to the multiple choice questions contained within the survey:

1. *How important is the Verde River to you?*
2. *What do you value most about the Verde River?*
3. *What kind of recreational activities do you enjoy on the Verde River?*

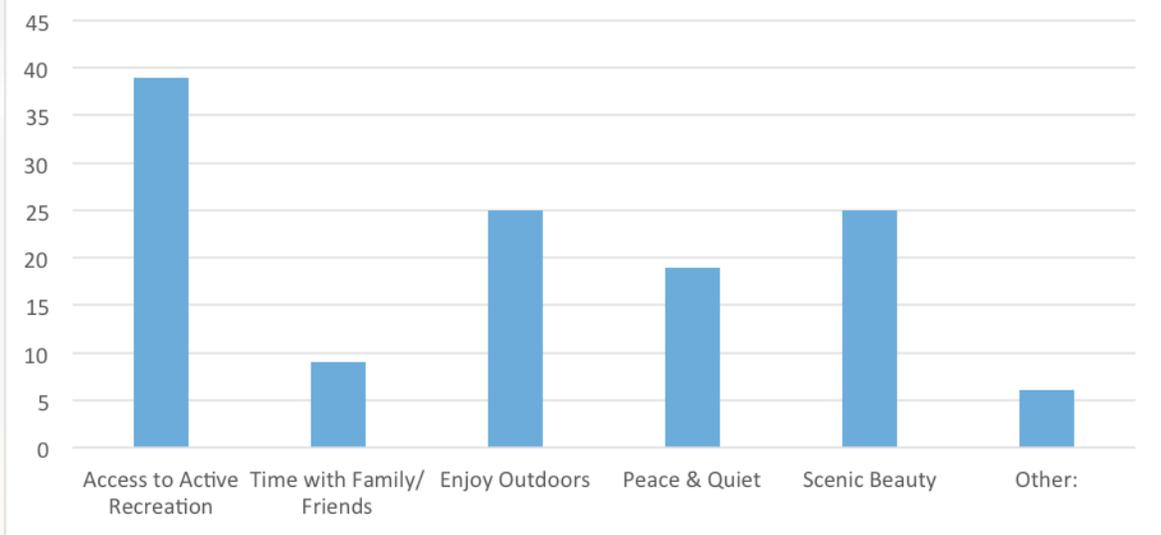
6. *What is most important to you about the Verde River?*

10. *Problems, issues or concerns with recreation on the Verde River*
11. *What is your interest in expanded recreational opportunities on the Verde River?*



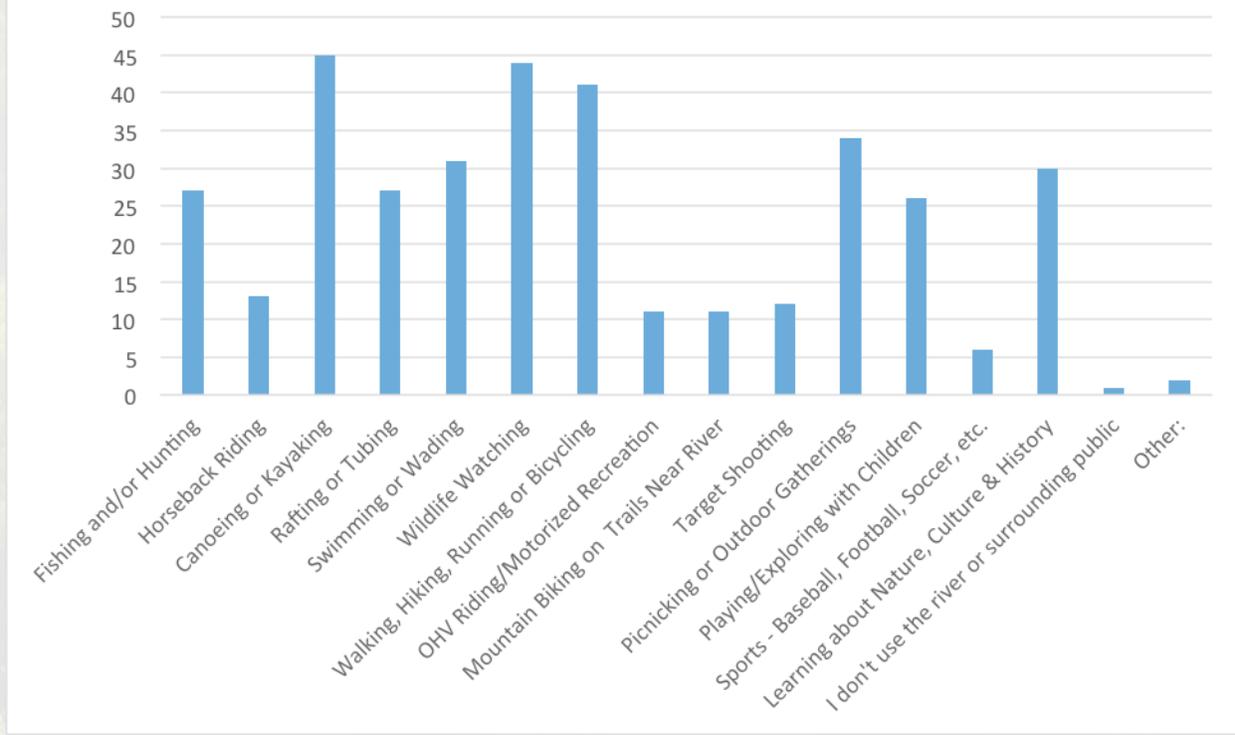
Question 1, as with the riverfront property owner survey, ascertains the level of value that residents place on the Verde River running through the Town of Camp Verde. As with riverfront property owners, the general public expressed a high level of value for the river as a resource.

Question 2: What do you value most about the Verde River?



Question 2, unlike the riverfront property owner responses, saw much more emphasis placed on access to active recreational opportunities. Among the “other” responses offered by survey respondents, wildlife values were most frequently cited (by 2 respondents), along with water as a resource, including for use in irrigation, and a recognition of its value in an arid climate.

Question 3: What kind of recreational activities do you enjoy on the Verde River?



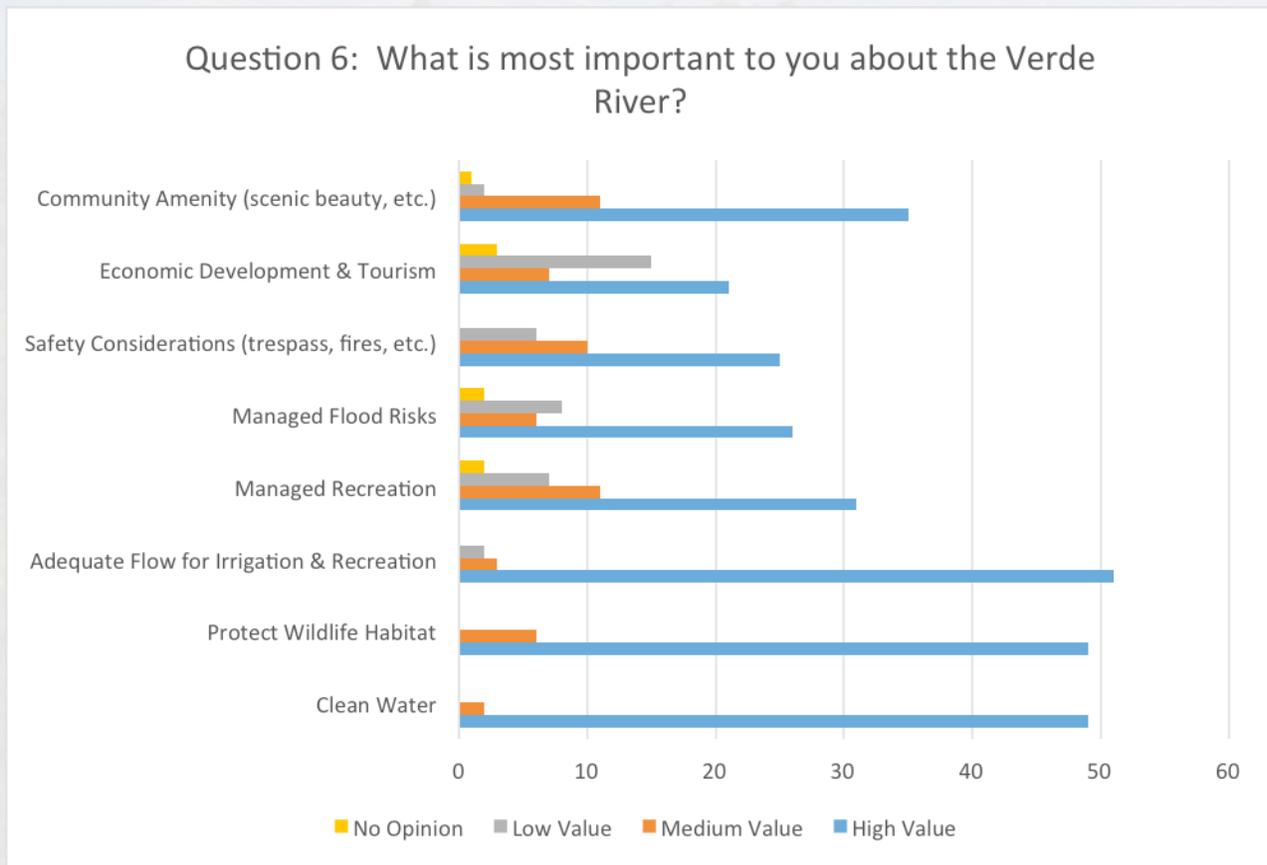
Responses to Question 3 ranged the full spectrum of recreational activities as well. However, the top five of the most popular recreational activities selected by survey respondents included active recreational activities along the river, from kayaking and canoeing, wildlife watching, picnicking, walking, hiking, or biking along the river, and lastly, learning about nature, culture and history. While there is a great diversity in recreational activities taking place, the striking thing about the responses was how few survey respondents declared that they do not engage in any type of recreation at all.

Questions 4 and 5

Question 4 was an open-ended question giving respondents the opportunity to share how the Town of Camp Verde could improve or enhance their ability to enjoy recreation in the community.

Unsurprisingly, the general public comments about ways to improve their recreational experiences focused primarily on expanded and improved river access and improved facilities, in marked contrast to the survey responses from property owners.

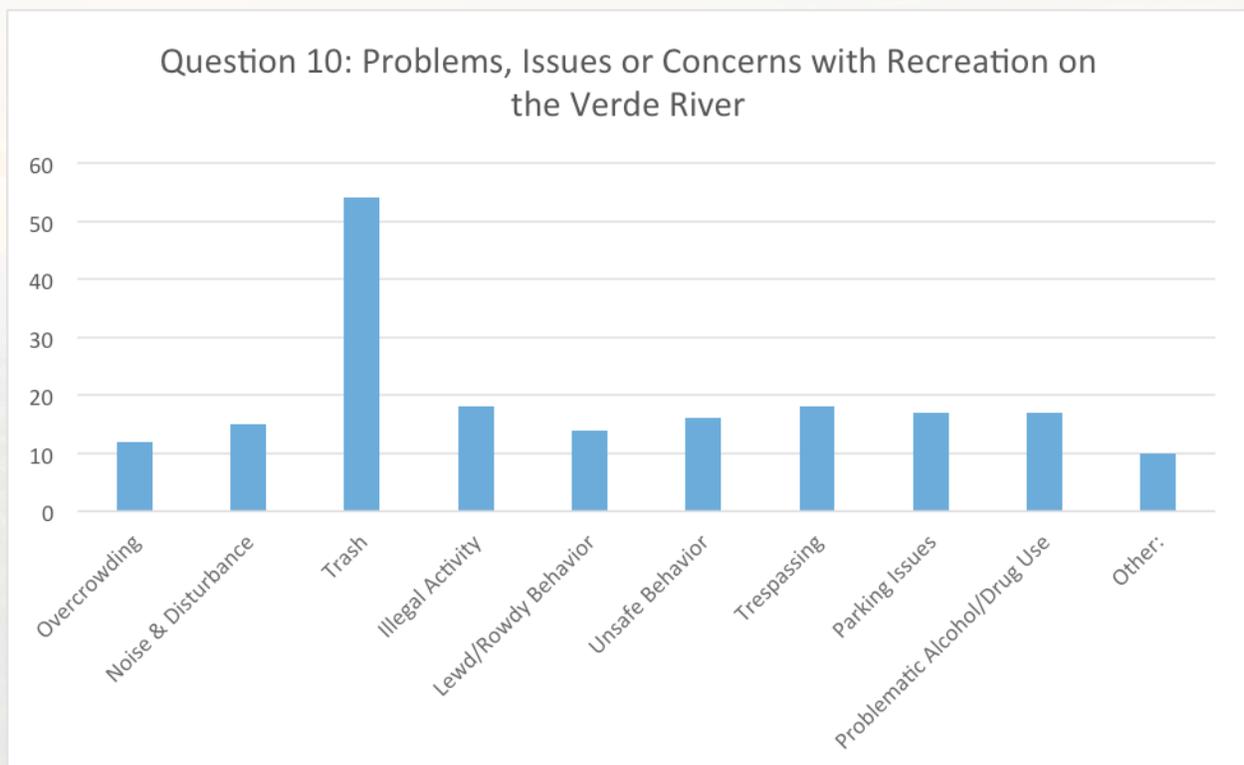
Question 5 gathered some basic statistics on how often Camp Verde residents enjoy their favorite recreational activities in a given year.



In assessing the general public about the features of the Verde River that they cherish the most about the Verde River, three values stand out – clean water, protection of wildlife habitat, and providing adequate flows for irrigation and recreation.

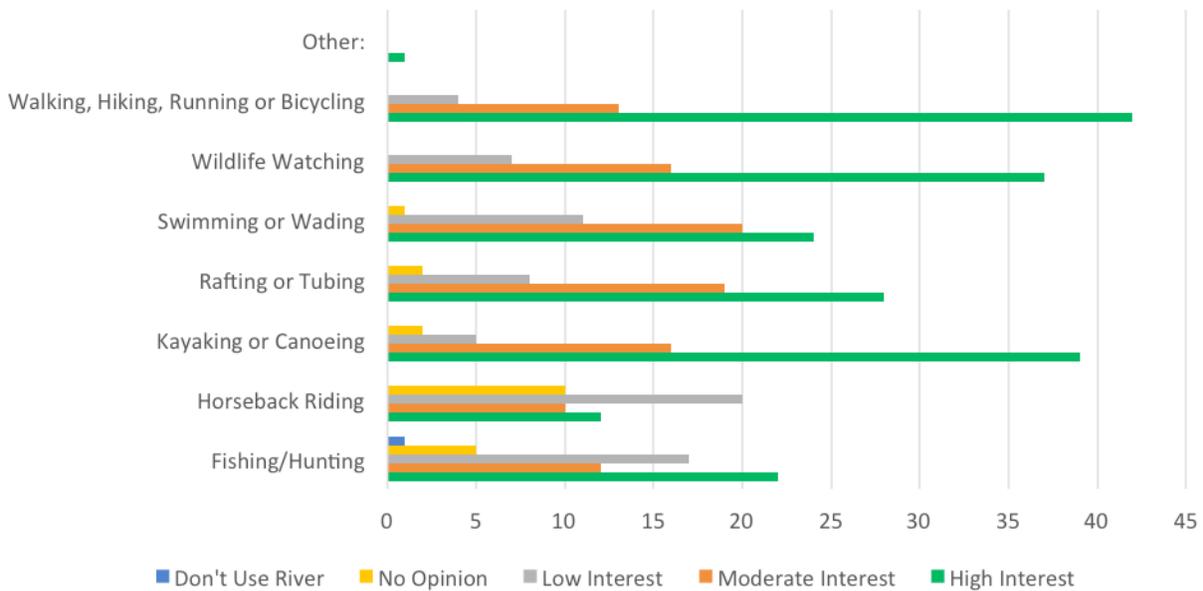
Questions 7, 8 and 9

Questions 7, 8 and 9 all attempt to evaluate the priority that the general public places on development of a connected trail system, and expanded river access. Responses indicated support for an interconnected trail system in Camp Verde, and even stronger support for enhanced river access.



Question 10 summarizes the responses of the general public about concerns, issues, or other challenges that they have experienced or observed relative to river recreation in Camp Verde. Far and away, most respondents noted issues with trash. There were a smattering of responses that landed in the “other” catch-all category, and some of those concerns reflected some of the concerns expressed by private property owners as well – illegal camping, off-road ATV use, firearms and shooting, unleashed dogs, and unsafe behavior.

Question 11: What is your interest in expanded recreational opportunities on the Verde River?



Question 11 sought to identify priorities for expanded recreation on the Verde River. While several categories ranked fairly high, the three most frequently selected activities included opportunities for walking, hiking, running or bicycling on trails along the river, followed by kayaking and canoeing opportunities and wildlife watching opportunities close behind.

When asked where additional river recreation access points could or should be provided, the general public response was mixed. Many felt that there was no need, or weren't sure if there was a need, for additional or expanded river access points. For those who did respond in the affirmative, that additional river access points should be provided, several suggested the I-17 property (5 respondents), and a few more suggested Homestead Park and Rockin' River Ranch.

Verde River Recreation Master Plan



Appendix III – Neighborhood Listening Sessions & Public Open House Feedback

The Town of Camp Verde prioritized community engagement in the planning process for the Verde River Recreation Master Plan, understanding how critical the support and enthusiasm of community members would be in identifying and implementing the recommendations for recreation management and enhancement articulated in the plan.

In June and July of 2015, a series of neighborhood listening sessions were organized along specific stretches of the Verde River in Camp Verde to gather input and concerns from property owners facing the most significant impacts from recreation activity on the river. Participants were invited to share three things with the Town of Camp Verde staff: 1) concerns that participants had with river recreation and its impacts; 2) potential solutions or approaches to address those concerns that would be supported by riverfront property owners, and lastly 3) opportunities to improve river recreation and quality of life in Camp Verde that would be compatible with property owners interests.

As the Verde River Recreation Master Plan process continued, the scope of community engagement was expanded to include an organized public open house for the general public to provide feedback and input to the development of priorities, share concerns, and identify opportunities. The Public Open House was scheduled for October 15, 2015, and drew participation from over 70 members of the public.

The feedback gathered through the neighborhood listening session and the public open houses were captured through note-taking on flip charts, dot voting results on flipcharts, comment cards shared during the open house, and online or written surveys (see Appendix II).

A more detailed analysis of the full results of the neighborhood listening sessions and public open house discussions is available for review at www.CampVerde.AZ.Gov.

June 22, 2015 Neighborhood Listening Session – Fort River Caves

Steve Ayers with the Town of Camp Verde gave an introductory briefing on the River Recreation Plan process and thoughts & ideas to date. Susan Culp with American Rivers recorded the session and took notes on the conversation. Approximately 8 residents in the area participated in the listening session.

- **Comments/Concerns:**

- People coming down the river are not an issue
- People coming onto private property to access the river can be an issue – leave a mess, etc.
- There are a number of really nice, responsible people who do this – a small number are a problem
- Shooting on the river near residences is an issue

- *Question from resident: About the empty lot that the Town of Camp Verde owns in the neighborhood – is there a way to abandon that back to the neighborhood so that it can be taken care of? That is what neighborhood might like to see – or at least find an appropriate management plan for that parcel. It is a fire hazard when the weeds grow, and there is some traffic on that lot. It should be closed to the public because there are no bathrooms, no parking, etc. Used to have parties, drug use and fires there. **Need to have a community conversation about that parcel.

- **Concerns:**

- Concern about put-ins and take-outs and people getting in and out of the river on private property.
- Impacts of recreation on wildlife in the area
- Question about access to the caves. Some say have to go to Rezzonico Park, but currently there doesn't seem to be public access? Steve said there is a possibility of a USFS loop trail that can reach the caves.
- Don't want to see commercial traffic
- ATV use is a problem – 4-wheelers rip up the area and would like to see a stop to that. Motorbikes can also be an issue.
- Question – who handles liability? ** Steve to share statute on landowner liability with residents.
- *Question – do you have to have “No Trespassing” signs posted to be held harmless from liability? Don't think you have to post to not have liability.
- *Question – on meander land – who owns it? Believe it is private property.
- What can be done about the other empty parcel back there that is owned by the dentist – Dr. Noon? That can also be a hazard with weeds, and fire danger.
- Transients a concern on the empty parcels.

June 23, 2015 Neighborhood Listening Session – [Linda Harkness Host]

Steve Ayers with the Town of Camp Verde gave an introductory briefing on the River Recreation Plan process and shared some thoughts and ideas to date. Chip Norton with Friends of Verde River Greenway assisted in answering questions, and Susan Culp with American Rivers recorded the session and took notes. Approximately 6 residents in the area participated in the listening session.

- **Concerns:**

- Everyone has lost stuff along the river – lawn chairs, kayaks, canoes, etc.
- Theft is a concern with river traffic – people passing through and stealing
- With walking trails – there will be campers, squatters, etc. Neighbors concerned about potential camping, vagrants sleeping at public parks
- Concern about fire risk – camp fires & drinking
- If hiking trails are neat & well liked, it will end up on Trip Advisor and there will be a huge rush of people coming to use them, and you'll get condoms, dirty diapers, ATV use, drug use, etc. As the volume of traffic goes up, degradation increases. Need to have limitations on the number of people coming through.
- Public parks sound neat, but then you have the impacts of beer bottles, fights, more people coming through and more problems.
- It is unfair to ask people to give up their privacy, their piece of peace and quiet and solitude in these pristine areas.
- People will fictionalize how neat the area is and how good it will be for Camp Verde. Don't need theories – need to know how this has played out in other areas.
- People recreating in water will pee/poo in the water – will have water quality impacts.
- Education doesn't work – doesn't stick with people, and you don't reach everyone.
- Other view – river people tend to have a different outlook on taking care of the resource. Need to have a sharing ethic with the resource.
- Short term info doesn't help – people are pigs, even with education – but it is why education is important
- Shooting parties, drinking, squatting – all problems. There are particularly issues with the parcel owned by YAN – need some interagency agreements on enforcement there for dangerous activities (shooting at/near residences, etc.). Can Town approach them about that issue?
- One landowner has had two canoes stolen.
- Garbage, dump sites – those are real problems already. **Two choices – can ignore it, and hope nothing bad happens; or can manage it.
- Some like the idea of riverside trails (others not so positive).
- There should be access to the river – shouldn't be stingy about letting people

access river.

- People go through private property to get to things – most of the time they do it responsibly.
- With parks/river access, could make it day use only with management & enforcement to help solve some problems.
- Lots of people are using the ditch to float as well as the river – would be good to have an access for portage, signage showing boaters where to get out and how to avoid the culvert.
- Concern raised with boaters and their dogs. When dogs are off leash and hop out of boat, can be a real problem – harass neighborhood dogs, livestock, people. Animal poo a problem too.
- Issues with poaching and shooting.
- Wildlife impacts with recreation a concern – could there be seasonal closures for bald eagles, other wildlife?
- Don't want vehicles down on public land and on trails near the river – make a mess, there is pollution, etc.
- What are the options for civic involvement in stewardship – community river patrol? Could be one way to address some of these issues.
- Need for signage marking where toilets are and where private property is
- There is a difference in the ethic between commercial outfitters (who have an interest in being good stewards to keep their permits) and independent private boaters
- Don't want the Lower Salt mentality – drunk tubers, etc. 2 men drowned on river in the past – don't want the party mentality. Would rather have the Wild & Scenic, leave no trace ethic.

- **Residents Want to See:**

- Enforcement on tribal land along the river
- Signage for no river access (or that marks appropriate river access?) and indicates no vehicular access
- Day use only areas to discourage squatters – municipal properties could/should be day use only
- Ordinances for Camp Verde to allow law enforcement
- Signage on ditch for how to get back to the river for boaters or how to detour around it – the ditch is dangerous
- Need public education on what can/can't do on the river – a good signage program

July 28, 2015 – Public Open House for Riverfront Property Owners

Steve Ayers, with the Town of Camp Verde, introduced the session with a short PowerPoint presentation summarizing the process to date for the Verde River Recreation Master Plan. Chip

Norton with Friends of Verde River Greenway and Susan Culp with American Rivers assisted in facilitating the listening session and writing flip chart notes of community responses and feedback.

Concerns with River Recreation

- On Rustler Trail – quad & motorcycle racing, traffic on private property to access the river – a night and day problem
- Fires
- Trash
- No bathrooms
- No patrols of the area
- Traffic problems
- Trucks full of trash doing illegal dumping
- Parties
- Duck hunting in city limits – shooting across private property
- Want no motor vehicle access – should be non-motorized vehicle access only – hiking & equestrian
- Barbed wire
- Need monitoring of the area
- SRP access across private property? Question for follow up
- Drug exchanges
- Incident with kids on dirtbikes – spooked a woman’s horse and she got thrown off
- People in distress coming to the door for help
- Question about meander land... for follow up
- Need education of recreators
- Need to focus on preserving quality of life for the people in Camp Verde
- Butchering of livestock on riverside lands – involving shooting livestock
- Trespass problems
- Security of private homeowners a big concern
- For one who lives upstream of Black Bridge – there is no identification of public vs. private lands, so people don’t know
- Having to rescue people who get in trouble or stuck on the river
- Squatters on private property
- Camping on private property without permission
- Theft of personal property
- SRP brushhogging meander land
- Dog recreation/dog waste
- Loose dogs – harassing people, pets, livestock

Potential Solutions/Ways to Address Concerns

- Education of river users
- Signage – A BIG ONE
- Marshals have to enforce the rules
- Education – Engineering – Enforcement
- Sign at the top of Rustlers Trail – “Dead End”
- Shut off Roundup? Make a gated area? But preserve pedestrian/equestrian access.
- Provide an alternate place for people to go away from private property areas
- Speed bumps
- Identify a collector place outside of the flood area where people can park, and beyond that only foot traffic and equestrian traffic available. Provide a place to focus the cars and the traffic
- Need maintenance plan for these areas
- Advertising was a problem for Fossil Creek

Opportunities to Provide the Right River Recreation & Increase Quality of Life in Camp Verde

- 80 acres – wildlife viewing trail – access and trailhead at the end of Homestead Pkwy
- Black Bridge/Rezzonico needs its own full plan
- I-17 property – acceptable use? Parking issues there...and noise, especially on the weekend. What about a gated area?
- What areas should be fee areas?
- Rustler Trail not a good river access – BUT others do like to put in and paddle from I-17 to Black Bridge... is there a way to balance those interests?

October 15, 2015 – General Public Open House

The Public Open House was convened at the Camp Verde Schools cafeteria, and facilitation for the event was provided by the National Park Service’s RTCA staff. Steve Ayers, with the Town of Camp Verde, provided a brief PowerPoint presentation about the planning process at the beginning, and RTCA and American Rivers provided facilitation for the listening session for the open house. The following notes were captured based on the public’s input, questions, and suggestions.

1) What Opportunities or ideas are you most excited about in plans for river recreation?

- Having volunteers to help with enforcement – we need more volunteer stewardship
- Develop and plan the boat launches and have information with details about where you can go and where you can get out.
- Camping opportunities at Homestead and elsewhere (there are few opportunities along the river)
- The more investment and excitement we have around the river, the better we can

protect it – so, increased opportunities for these things will lead to better protection.

- Excited about more public access points to the river
- Ability to continue to ride horses from Black Bridge to I-17
- Salt River Project (SRP) allows foot traffic but fallen trees are a problem. SRP land connects to Symington Ranch.
- The Annual River Run needs to be promoted more aggressively.
- Excited about Homestead Park – Arch Center, Camp Verde stepped up to improve/build the access road.
- It's an economic development opportunity
- Community connections
- Web of trails going away from the river as well

2) What Concerns do you have about river recreation?

- Commercial boating that does not lead to over-use, private boaters 1st priority
- Can they make man-made rapids out of the diversion dams?
- Are there thoughts of a continuous trail along the river? (with ability to cross when encounter private properties)
- Can there be a pamphlet or handouts developed with pictures showing all the access points, rules, take-outs, places, and other information?
- Need to think about alternative for homeless.
- Is there a plan for a continuous trail?
- The stretch of river between Black Bridge and White Bridge is not the best for kayaking – needs signs warning people.
- Is there a plan for removal of river hazards? Downed trees, strainers (underwater trees)
- Clarkdale Ambassador program to help manage the river
- Noise, shooting, ATVs (people and wildlife affected)
- People parking across from house to access river. Marshall's office patrol.
- Concerns with commercialization of the river

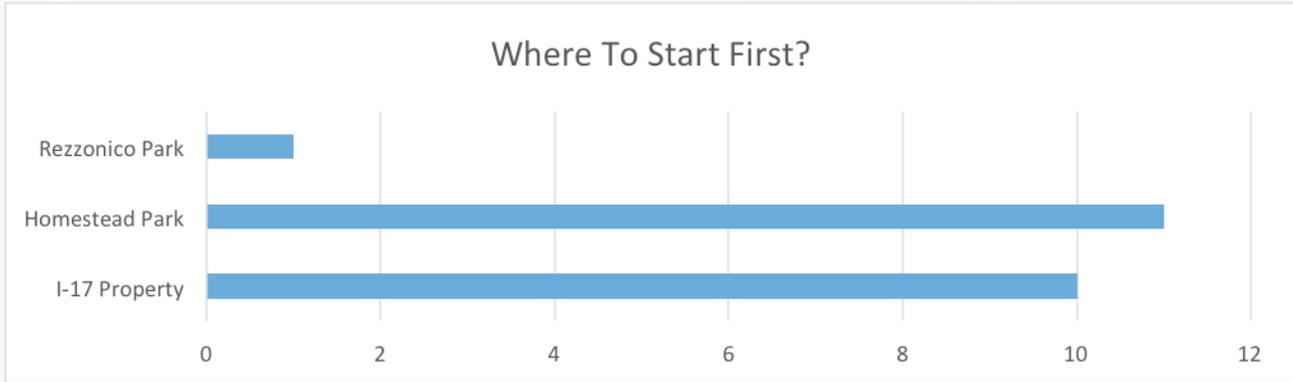
- Law enforcement – more response
- More access; and post float time estimate information and take-out locations. Distribute widely.
- Public is not aware of how long it takes to kayak or where it is safe to boat
- Promote principles of Leave No Trace to recreation users
- Motorized vehicle impacts, fire, someone shot a beaver, set up a tent – all on private property

3) What Ideas or Solutions to address those concerns would you suggest to the Town of Camp Verde?

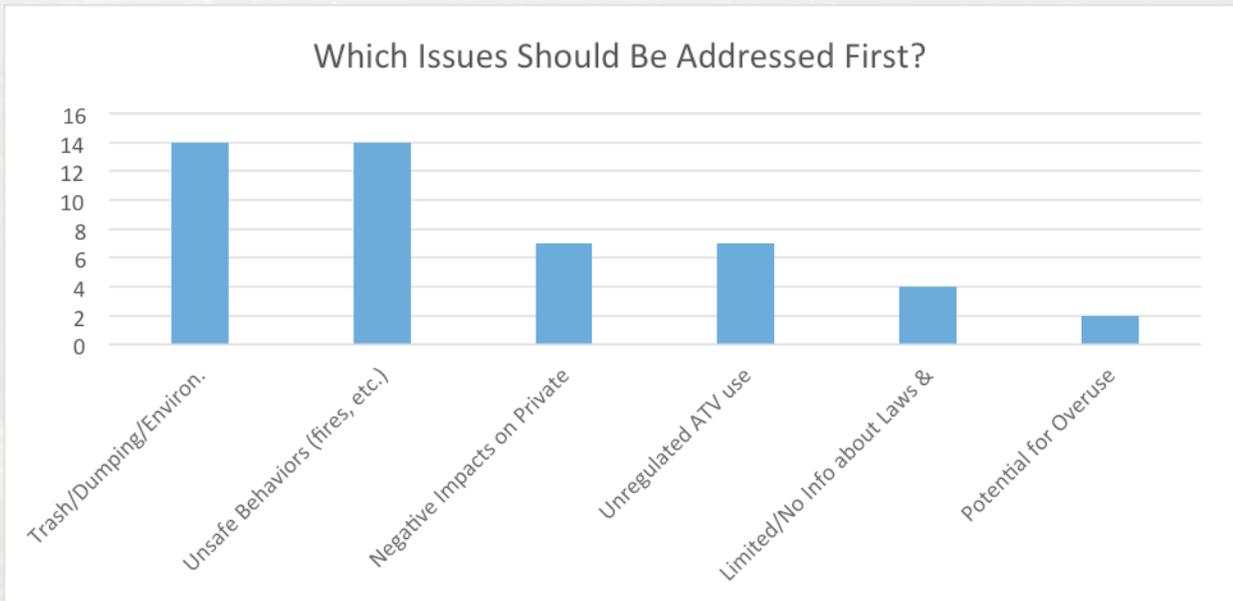
- Regarding hazards – commercial outfitters’ interests are education and safety...
- Take care of the wildlife
- Outreach to the youth to get them involved (trail construction, trash pickup)
 - Would like to see camping and some amenities like Dead Horse State Park as an example
 - Some places near, but not too near to the water to sit at tables, maybe grills.

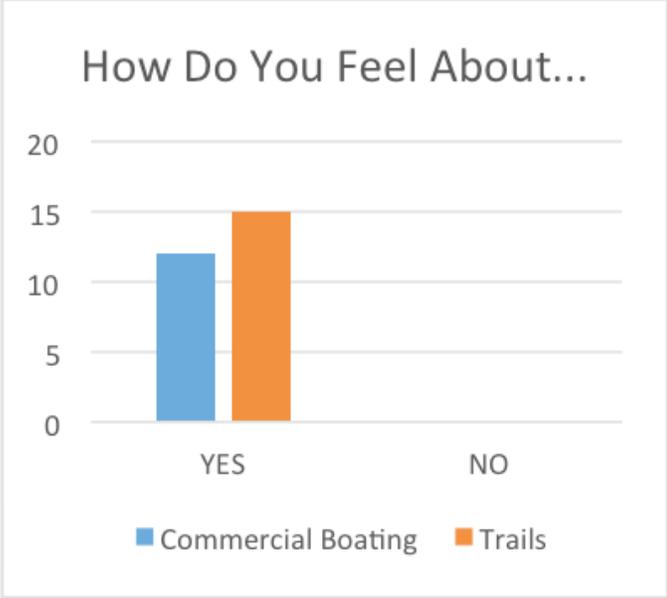
The results from the dot voting are tabulated in the following charts.

Where To Start First?

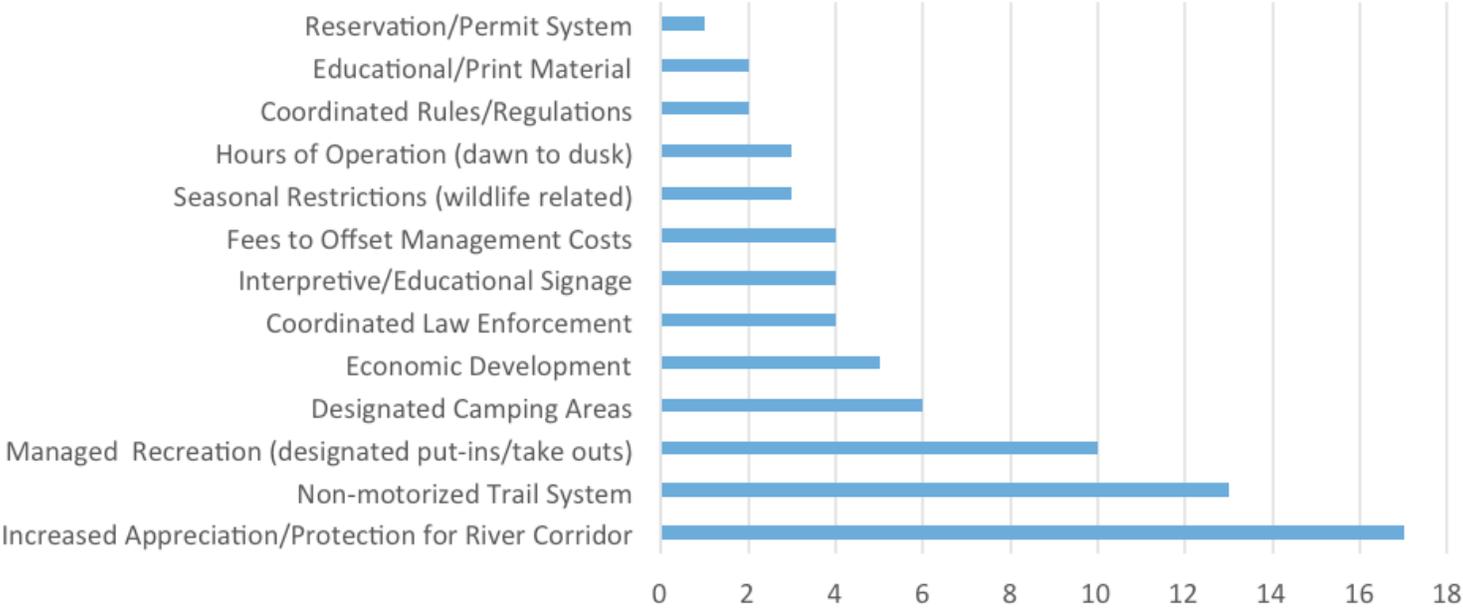


Which Issues Should Be Addressed First?





Which Opportunities Should Be Addressed First?



Verde River Recreation Master Plan



Appendix IV – Public Land Management Agency Stakeholder Meeting Notes

Verde Ranger Station
Friday May 29, 2015

Attendees included:

- Ruth Valencia and Heather English, Salt River Project
- Keith Ayotte, Arizona State Parks
- Joe Yarchin and Tom Bagley, AZ Game & Fish Department
- Todd Willard and Tom Palmer, Prescott National Forest
- Jennifer Burns, Coconino National Forest
- Caleb Kesler, National Park Service

Representatives from the USFWS and The Nature Conservancy were not able to participate.

The Stakeholder Meeting for Public Land Management agencies convened on Friday, May 29, 2015 accomplished the outcomes set out in the agenda, specifically:

- To develop a common understanding of the group's role in developing a Town of Camp Verde River Recreation Master Plan
- Present the Town of Camp Verde's current vision for recreation in the Verde River
- Get feedback on the proposed planning process and timeline
- Present contractor's findings and get feedback from group about findings.
- To understand the recreation management goals/strategies of the group and how that aligns with the Town of Camp Verde's goals/strategies
- Develop a collective understanding of any new efforts that might impact, be impacted by, or inform this river management planning effort

After introductions and an over view of the project, Joe led an exercise to prioritize the goals of the various agencies, specifically to:

- Improve land access (trails, roads, parking)
- Improve river access (for riverside recreation as well as boating)

- Protect ecology and restoration
- Encourage economic development near the river
- Protect cultural resources
- Security for nearby property
- Provide safety information
- Security for nearby property
- Increase parkland along the river
- Wildlife protection
- Develop carrying capacity guidelines

That exercise led to four priorities they all shared:

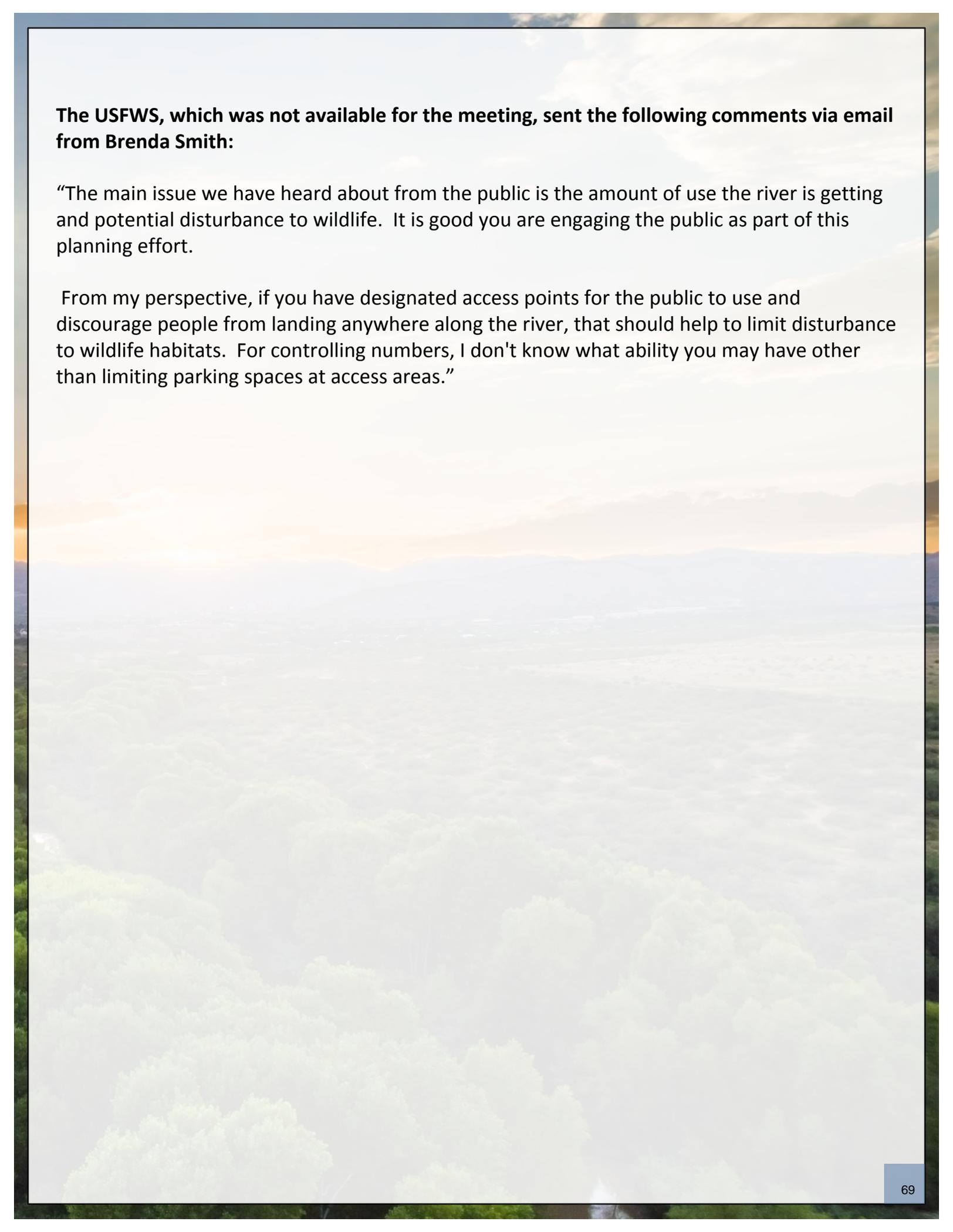
- Protect ecology and restoration
- Interpretation/Education
- Security for nearby property
- Wildlife protection

Public land management agency participants also shared their issues and concerns at the meeting. They are:

- The need for agency law enforcement personnel to collaborate
- The need to consider “seasonality” when we discuss recreational opportunities and uses
- Near the river we need to deal with homeless people, fires, drug users and private property trespass
- Don’t forget about the equestrian community and their needs
- Always be aware of private property
- We need to continue long-term collaboration among the agencies—through the Verde Front and other collaborative
- Carrying capacity of the land and river and the speed at which the planning process is addressing the issue

Under “lessons learned,” meeting participants noted:

- The river is self-regulating
- Tourism dollars seldom make their way back to the agencies responsible for managing the resource



The USFWS, which was not available for the meeting, sent the following comments via email from Brenda Smith:

“The main issue we have heard about from the public is the amount of use the river is getting and potential disturbance to wildlife. It is good you are engaging the public as part of this planning effort.

From my perspective, if you have designated access points for the public to use and discourage people from landing anywhere along the river, that should help to limit disturbance to wildlife habitats. For controlling numbers, I don't know what ability you may have other than limiting parking spaces at access areas.”

