Town of Camp Verde 2016 General Plan

Final Draft

March 18, 2016

Acknowledgements:

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Planning & Zoning Commission:

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

Town Council:

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

Town Staff:

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

Contributors:

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

Community Members & Subcommittee Volunteers:

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

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Chapter 1

Introduction

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Vision Statement:

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.

Purpose:

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 others 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.

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.

Similar comments were given during the update process of the 2016 General Plan by Camp Verde residents at National Night Out and Cornfest, two town events that took place in the Summer of 2015. Preliminary remarks given by residents at these community events maintained the opinion that the community's strongest assets are the Verde River, open space, and rural lifestyle. Future concerns were expressed as a need for creating more local businesses and job opportunities, protecting the Verde River, sustaining water quality and quantity, maintaining the rural character and visual attractiveness of the Town, and having a variety of options available for local, affordable housing.

State Requirements:

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

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandated the elements required to be included in the general plan. For communities with populations of more than two thousand five hundred (2,500) people, such as the Town of Camp Verde, seven (7) elements

are required to be incorporated into for the general plan. These elements provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: Chapter 3 Land Use and Character Areas, Chapter 5 Growth Area, Chapter 6 Cost of Development, Chapter 8 Circulation, Trails, and Transportation, Chapter 9 Open Space and Recreation, Chapter 10 Environmental Planning, and Chapter 11 Water Resources. In addition to the required elements of a general plan the Town of Camp Verde's 2016 General Plan also contains three additional elements: Chapter 2 History and Culture, Chapter 4 Economic Development, and Chapter 7 Housing.

In addition to the required elements of the general plan the Growing Smarter and Growing Smarter Plus Legislation also mandated that voters ratify the general plan. Once approved by voters, the general plan then becomes a tool by which townspeople, policy makers, and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities, and circulation.

Arizona Revised Statutes Title 9 – Cities and Towns, Chapter 4 – General Powers, Article 6 – Municipal Planning, Section 9-461.06 specifies that a general plan once approved and adopted is valid for a ten (10) year period of time, during which time it can be amended. Amendments that are made to a community's general plan must follow the general criteria as outlined in Section 9-461.06 as well as meet specific requirements that are unique to the Town of Camp Verde. The reader should note that general plan amendments are discussed in further detail in Chapter 3 – Land Use & Character Areas. At the end of the ten (10) years period of time, the plan can either be revised or readopted by the community. Arizona Revised Statutes indicates the adoption or readoption of the general plan, or any amendment to such plan, shall be made by resolution of the governing body of the municipality following at least one public hearing. Please see Appendix A and Appendix B for additional information on specific requirements mandated by Arizona Revised Statues.

Organization of the General Plan:

The Town of Camp Verde 2016 General Plan contains a total of ten (10) elements. Each element provides at minimum a vision statement, introduction to the element, state requirements, goals, and implementation strategies. Some elements in this general plan may have more discussion points than those listed above. The reader should note that goals included in this general plan describe desired conditions expressed by the residents of Camp Verde. The reader should also note that implementation strategies included in the plan will ultimately guide policy makers and private sector entities, once ratified, in reaching tangible decisions relative to the goals.

For the first time the Town of Camp Verde 2016 General Plan also presents "Character Areas" within the Chapter 3 - Land Use element. Character Areas is a relatively new concept used to describe the personality of a place by using the common characteristics or qualities of specific areas within a town rather than considering the municipality in its entirety as a uniform place. Characteristics used to define a character area can be based on historical uses, current land use patterns, cultural identities, natural environments or other various features. After boundaries are drawn around areas based on their unifying characteristics, future land use decisions are made based on whether they will strengthen or uphold the character of that particular area.

While conventional land use planning traditionally looks at whether or not a certain land use is compatible with the surrounding land uses, character area planning considers all aspects of a place, thereby providing

a basis for an integrated approach to planning and management. Benefits of using the character area approach also include the enhanced flexibility to meet the needs of each specific character area within a town.

A total of ten (10) character areas were identified for the Town of Camp Verde using factors such as architecture, historical practices, development type, land use mix, land use density and intensity, natural environments, and more. Two examples of character areas for the Town of Camp Verde contained in this general plan are the "Downtown" character area and "Salt Mine" character area. Notably, both of which claim the Verde River flowing through them greatly enhances the character of their respective areas.

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. Using the character area approach, goals and implementation strategies can be tailored to suit the individual needs of each character area with specific goals and strategies geared toward commercial uses in the Downtown character area and residential uses in the Salt Mine character area.

Another new concept supported by the character area~~s~~ planning approach is that of Camp Verde being viewed as a "Gateway" Community" for the Verde Valley and beyond. There are several road entrances into the Verde Valley, and many of them including the major thoroughfares of Interstate 17 and State Route 260 are located within Camp Verde. This offers unique opportunities to provide accommodations, food, and orientation to visitors to let them know what is available in the Town of Camp Verde and the surrounding area.

Public Participation Plan:

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

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

The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;

2. Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, 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.

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:

TABLE 1.1 – General Plan Public Participation Results:

2004 GENERAL PLAN PUBLIC PARTICIPATION RESULTS:	2016 GENERAL PLAN PUBLIC PARTICIPATION RESULTS:
Top Qualities To Preserve:	**Top Qualities To Preserve:**
1. Friendliness	1. Friendliness; Historic; Western Rural Character
2. Historic	2.
3. Western/Rural Character	3.
4. Small Town	4. Maintained Roads
5. Maintained Roads	5. Small Town
Top Assets/Characteristics For The Future:	**Top Assets/Characteristics For The Future:**
1. More Business	1. More Business
2. Job Opportunities	2. Job Opportunities
3. Health/Medical Care	3. Health/Medical Care
4. Verde River Access; Wildlife/River Protection	4. Verde River Access
5.	5. Wildlife/River Protection
Three Greatest Needs:	**Three Greatest Needs:**
1. Job Opportunities	1. Job Opportunities
2. Preserving Open Space	2. Neighborhood Upkeep
3. Neighborhood Upkeep	3. Preserving Open Space
Three Biggest Future Concerns:	**Three Biggest Future Concerns:**
1. Water Quality/Quantity	1. Water Quality/Quantity
2. Increase In Traffic	2. Lack Of Medium Priced Homes
3. Lack Of Medium Priced Homes	3. Increase In Traffic
Three Strongest Assets:	**Three Strongest Assets:**
1. Verde/River	1. Verde/River
2. Western/Rural Lifestyle	2. Open Space/Scenery
3. Open Space/Scenery	3. Western/Rural Lifestyle
Top Five Attributes You Want Camp Verde Recognized For By 2026:	**Top Five Attributes You Want Camp Verde Recognized For By 2026:**
1. Western/Rural Character	1. Verde River Wildlife Protection
2. Visually Attractive	2. Visually Attractive
3. Historic Preservation	3. Western/Rural Character
4. Verde River Wildlife Protection	4. Historic Preservation
5. Open Space/Scenic Views	5. Open Space/Scenic Views

Chapter 2

History & Culture

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Vision Statement:

The Town of Camp Verde values and celebrates its prehistory, history, arts and culture.

Introduction:

The History and Culture element of the Town of Camp Verde 2016 General Plan sets forth guidelines that will enable the community to celebrate and enhance the Town's "sense of place", or those characteristics which make Camp Verde special and unique. By establishing these guidelines that acknowledge our sense of place both current and future generations can be reminded of what Camp Verde was, and is, in order to properly manage new and future growth.

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. Montezuma Castle National Monument and Montezuma Well, which tell the history of ancient pueblo life, was dedicated by President Theodore Roosevelt as one of the Nation's first monuments in December of 1906. Additionally, the Verde Salt Mine is a source of interest to both archaeologists and geologists alike as it is one of the oldest known mines located in the United States.

Both the Camp Verde Historical Society and the Verde Valley Archaeology Center serve to preserve and interpret the area's collective past. Numerous events, organizations and individuals in the area also serve to promote a wide range of opportunities to celebrate the arts and culture.

Background and History:

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

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

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 this historic 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.

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

The Yavapai-Apache Nation, which is a federally recognized Native American tribe located in the Verde Valley, is also an important part of Camp Verde's history and should be recognized as such. Tribal members share two culturally distinct backgrounds and speak two indigenous languages, the Yavapai language and the Western Apache language. The Yavapai-Apache Nation consists of five non-contiguous parcels of land located in three separate communities in eastern Yavapai County, two of which are in Camp Verde. The Yavapai-Apache Nation's total land area consists of 1,678 acres with approximately 2,440 total enrolled tribal members as of December 2014. Through its various businesses, the Yavapai-Apache Nation currently provides employment opportunities and other economic benefits to its neighboring communities, and is one of the largest employers in the Verde Valley.

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Goals & Implementation Strategies:

A. Goal: Preserve and enhance the prehistoric and historic past.

Implementation Strategy:

A. 1. Continue to support and promote organizations such as the Camp Verde Historical Society, Verde Valley Archaeology Center, Fort Verde State Historic Park, and others to preserve and interpret Camp Verde's agricultural heritage and unique historical past.

A. 2. Continue to work cooperatively with the Yavapai-Apache Nation and other Native American cultures to preserve and interpret our collective past.

A. 3. Enhance the Town's "sense of place" by promoting projects throughout the community that recognize, interpret and preserve our prehistory, history, arts and culture.

A. 4. Encourage the identification of historic buildings, residences and landscape features with descriptive markers which recognize their place within our community's past.

A. 5. Support the continued designation, preservation and interpretation of historic trails, districts and landmarks.

A. 6. Encourage the restoration and reuse of historic properties.

A. 7. Encourage new development to be compatible with the Town's history and architecture.

B. Goal: Support and enhance arts and culture.

Implementation Strategy:

B. 1. Support and encourage local art.

B. 2. Support programs which preserve and enhance cultural events.

B. 3. Support and encourage recognition of our agricultural heritage.

B. 4. Develop cooperative programs with citizens, groups, schools, businesses, governmental agencies and non-profit organizations with the goal of celebrating our prehistory, history, arts and culture.

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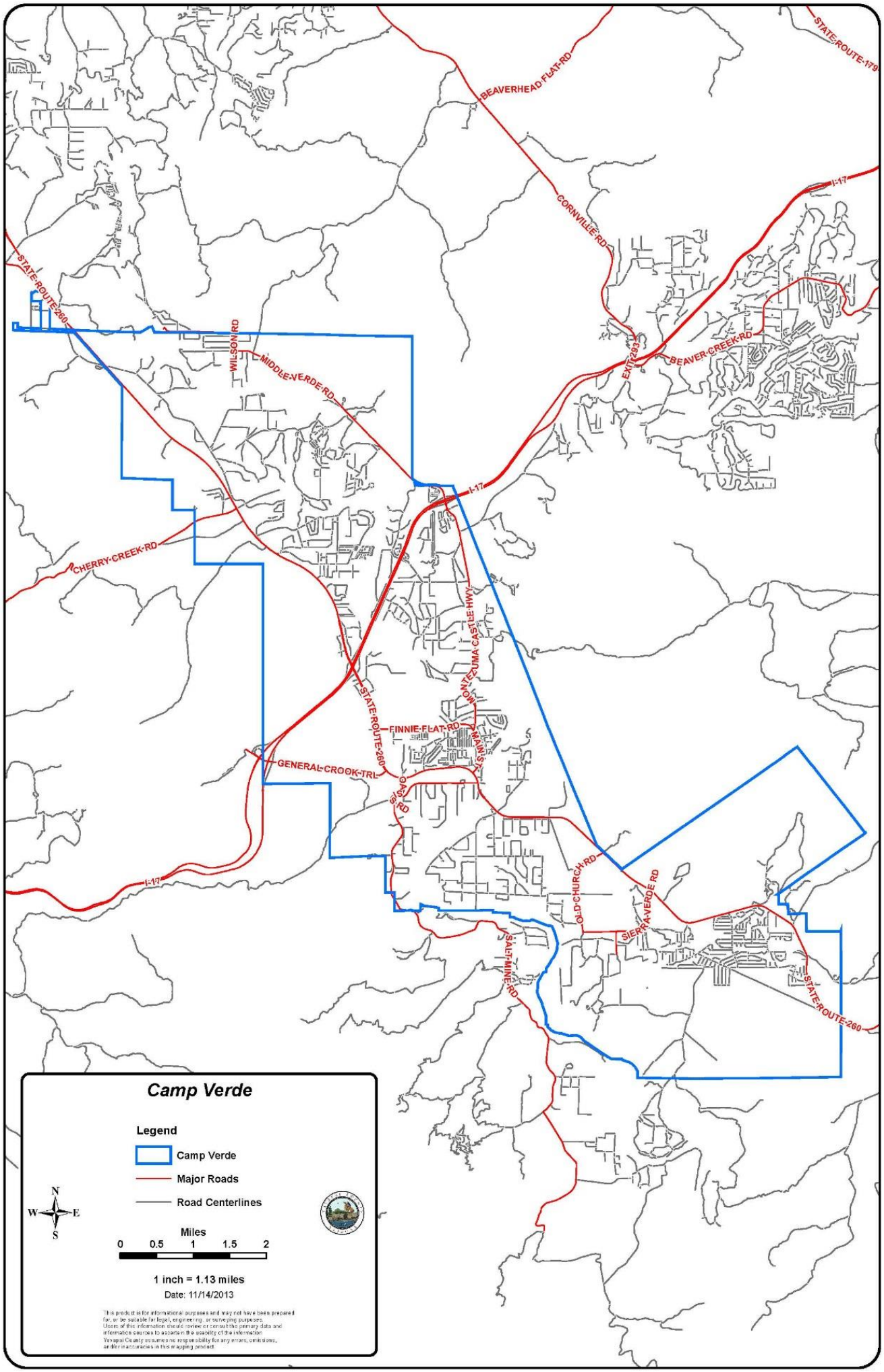
Chapter 3

Land Use & Character Areas


STATE ROUTE 179
BEAVERHEAD FLAT RD
CORNVILLE RD
I-17
STATE ROUTE 260
WILSON RD
MIDDLE VERDE RD
EXIT 293
BEAVER CREEK RD
I-17
CHERRY CREEK RD
MONTEZUMA CASTLE HWY
STATE ROUTE 260
FINNIE FLAT RD
MAIN ST
GENERAL CROOK TRL
OAK ST
I-17
OLD CHURCH RD
SIERRA VERDE RD
SALT MINE RD
STATE ROUTE 260
Camp Verde
Legend
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Major Roads
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1.5
2
1 inch = 1.13 miles
Date: 11/14/2013
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Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

Vision Statement:

The Town of Camp Verde is a community with a rural character. Land Use within the Town should be patterned in such a manner as to create a sustainable community while respecting the rural setting. Camp Verde embraces the existing business community and welcomes new businesses and the need to develop more commercial opportunities for its citizens. Therefore, we are a town that encourages appropriate development that is well balanced in its respect for our natural environment and culture. The success of the Land Use element will depend on the ability of the Town to maintain a balance between meeting the material needs of the community while preserving the natural and cultural qualities that make Camp Verde unique.

Introduction:

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

The landform of Camp Verde consists of fields of flat river-plain, traversed by the Verde River and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. The topography of the Town itself consists of areas of river valleys, hills and mesas that create steep sloped areas (10%+ slope) accounting for approximately 4,400 acres within the incorporated Town boundaries. While the panoramic view of areas such as Black Hills, White Hills and Wingfield Mesa hold beauty enough to justify them as appropriate areas for open space, in order to mitigate the potential risk of negative environmental impacts, such as detrimental soil and water conditions, these steep sloped areas, are not appropriate or recommended by residents for development. In addition, retaining these areas as open space also helps to serve the community's vision of preserving the valuable view sheds that make Camp Verde unique.

The Land Use element honors current land ownership and land uses with the vision that has been expressed by the community's residents. Within the incorporated town boundaries of Camp Verde there are approximately 27,040 acres of land (Table 3.1). Approximately 48.67% of this land is privately owned, while the remaining 51.33% is comprised of U.S. Forest Service, State Trust, Yavapai-Apache Nation, Arizona State Parks, and Arizona Department of Transportation lands.

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TABLE 3.1 – Town of Camp Verde Land Ownership:

LAND OWNERSHIP	APPROXIMATE ACRES	PERCENTAGE OF TOTAL
Private	13,161	48.67%
U.S. Forest Service	9,371	34.66%
State Trust Land	1,742	6.44 %
Yavapai-Apache Nation	1,678	6.21 %
Arizona State Parks	1,018	3.76 %
Arizona Department of Transportation (ADOT) and Excess Rights-Of-Way (ROW)	70	0.26 %
Approximate Total Acres	**27,040**	**100.00%**

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.
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Given that the scenic beauty of the Verde Valley is unparalleled, the Town of Camp Verde also occupies a rare and rather enviable position among Arizona cities and towns. With approximately eighteen (18) miles of the Verde River traveling through the Town's boundaries, the Verde River supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment. In addition, the Verde River also provides a high quality habitat for many wildlife and fish species, and includes some plant and animal species that have been listed as threatened or endangered by the state and/or federal government. Due to its reputation for being such a valuable and unique resource to the State of Arizona, a segment of the Verde River southeast of Camp Verde, between Beasley Flat and the Mazatzal Wilderness, earned the National Wild and Scenic River designation through the Arizona Wilderness Act of 1984. As a community that resides upstream from this designated wild and scenic river area it is our responsibility to teach our residents and neighboring communities, both present and future, the importance of maintaining this valuable natural resource.

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TABLE 3.2 – Town of Camp Verde Land Use By Area:

LAND USE	APPROXIMATE ACRES	PERCENTAGE OF TOTAL
Forest Service	9,371	34.66 %
Rural Residential	5,581	20.64%
Commercial Use	2,236	8.27%
Low Density Residential	1,721	6.36%
Open Space	1,408	5.20%
Yavapai-Apache Nation	1,678	6.21%
Agriculture	1,441	5.33%
Medium Density Residential	882	3.26%
Roadways	801	2.96%
High Density Residential	502	1.86%
Mixed Use – Commercial/Industrial	316	1.17%
Natural Resources	411	1.52%
Public Facilities	210	0.78%
Industrial Use	281	1.04%
Mixed Use	201	0.74%
Approximate Total Acres	**27,040**	**100.00%**

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.

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The settled land in the Camp Verde area has historically been lower density residential, one dwelling per two (2) acres, with residential agricultural uses in the form of family gardens, orchards, and vineyards lending to the Town's rural atmosphere (Table 3.2). Today, many Camp Verde residents still actively engage in gardening, livestock raising, and other agricultural activities on their individual parcels of land utilizing the water from several historic irrigation ditches in addition to their own private wells.

East of Interstate 17 on State Route 260 to Finnie Flat Road the land use is primarily commercial. With State Route 260 West of Interstate 17 undergoing expansion, the addition of new intersections and additional travel lanes both directions, will not only improve traffic flows, but it will make this location suitable for higher intensity commercial uses and will help to define and recognize the Town of Camp Verde as a gateway community into the Verde Valley. Additionally, the existence of water, natural gas, electricity and fiber optics, accompanied by the addition and expansion of sewer services into the area will make this newly improved corridor the key growth area for new commercial development.

While the Town of Camp Verde 2016 General Plan only indicates a singular growth area that encompasses the 260 West character area, the plan also encourages the infill and enhancement of existing commercial and industrial areas. The reader should note that additional information and recommendations regarding these items can be found within each individual character area contained later in this chapter.

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

The population of Camp Verde, which has increased from the 2000 Census of 9,451 people to approximately 10,873 people in the 2010 Census, still actively maintain their desire to preserve the cultural heritage, rural character, and natural environment of Camp Verde. With the update of the 2016 General Plan, citizens voiced a need to not only protect the rural lifestyle they love, but to create sustainable jobs, and diverse business and housing opportunities to provide economic stability and growth for the community, while preserving the perception of open space. As it is this perception of open space that has been created by large tracts of National Forest and State Trust Lands that continually brings new residents into the area.

Additionally, Camp Verde residents also have upheld their desire to maintain a visually attractive, rural community atmosphere while addressing the need for increased amenities and infrastructure such as multi-modal transportation routes between neighborhoods, and from neighborhoods to various recreational areas both within the Town and in its surrounding areas as well as the development of increased recreational opportunities such as river access, open space, and parks/ball fields.

Amendments To The Land Use/Character Area Element:

Arizona Revised Statutes governing municipalities state that a community's general plan must be updated every ten (10) years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the ten (10) year readoption date. Arizona Revised Statutes gives requirements for how amendments can be made to the General Plan.

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TABLE 3.3 – State Law Requirements For Amending The Land Use/Character Area Element:

STATE LAW REQUIREMENT	MAJOR AMENDMENT	MINOR AMENDMENT
Public Notice in Newspaper	Yes	Yes
Letter to Property Owners within 300'	Yes	Yes
Property is Posted	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes
Council Public Hearing	Yes	Yes
2/3 Council Vote Required	Yes	No
Simple Majority Council Vote	No	Yes
Town Council Resolution Needed	Yes	Yes
Scheduled Once A Year for All	Yes	No
Scheduled Throughout the Year	No	Yes
Subject to Referendum	Yes	Yes

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

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

Major Amendments:
Arizona Revised Statutes defines a major amendment as "a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element."

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

The Community Development Director will use this checklist to determine if a Character Area/Land Use Chart change is a major or minor amendment. A Major Amendment is any proposal that meets any one of these criteria listed below in Table 3.4.

TABLE 3.4 – Major General Plan Amendment Criteria

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

* Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.
** Potable water – water that is safe for human consumption and many other uses such as washing and cooking.
*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use. The Benchmark of the 15 Acre Feet of Potable water per year was identified the previous 2005-2015 General Plan and was approximately 1.2% of the projected potable water use for Camp Verde.

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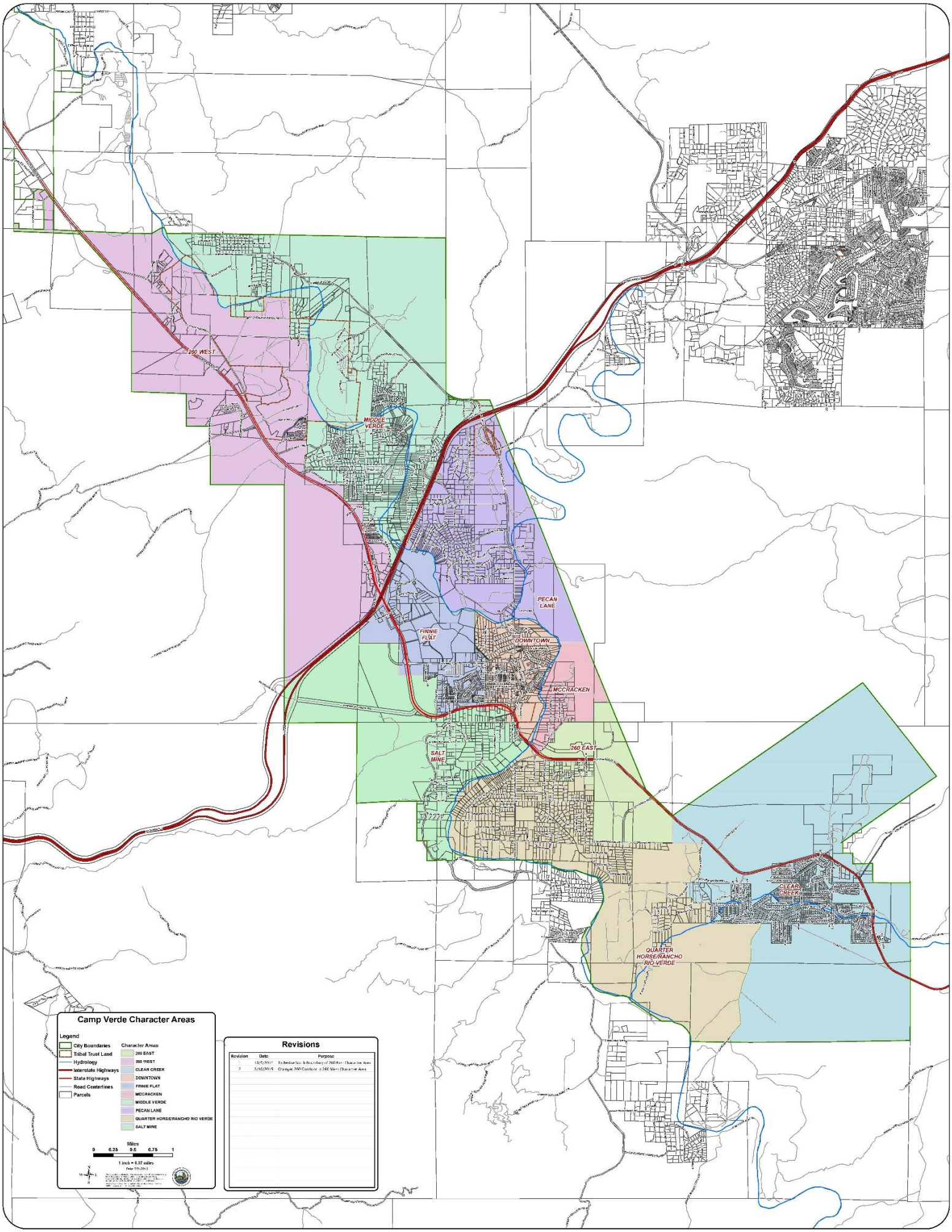
Character Areas


260 WEST
MIDDLE VERDE
PECAN LANE
FINNIE FLAT
DOWNTOWN
MCCRACKEN
260 EAST
SALT MINE
CLEAR CREEK
QUARTER HORSE/RANCHO RIO VERDE
Camp Verde Character Areas
Legend
City Boundaries
Tribal Trust Land
Hydrology
Interstate Highways
State Highways
Road Centerlines
Parcels
Character Areas
260 EAST
260 WEST
CLEAR CREEK
DOWNTOWN
FINNIE FLAT
MCCRACKEN
MIDDLE VERDE
PECAN LANE
QUARTER HORSE/RANCHO RIO VERDE
SALT MINE
Miles
0 0.25 0.5 0.75 1
1 inch = 0.37 miles
Revisions
Revision Date Purpose
1 10/9/2012 To Revise Sixth Boundary of 260 East Character Area
2 3/10/2015 Change 260 Corridor to 260 West Character Area

Character Areas and Special Planning Areas:

The Town of Camp Verde has identified ten (10) character areas that have been defined by common unifying characteristics of its neighborhoods and/or land areas including physical characteristics, historical uses, current land use patterns, environmental qualities and cultural identities. Land Use decisions should be made based on whether or not they will uphold or strengthen the character of each designated area. Decisions made on this basis will maintain a connection to the past and preserve the positive, while defining a way forward for future appropriate and sustainable development. To remain sustainable, the Town of Camp Verde must be responsible with the maintenance and future use of its land, air and water resources.

The ten (10) identified character areas are as follows: 260 West, Finnie Flat, Downtown, 260 East, Middle Verde, Pecan Lane, McCracken, Quarterhorse/Rancho Rio Verde, Salt Mine, and Clear Creek.

In addition to the ten (10) character areas that are identified in the 2016 General Plan, the Town of Camp Verde also recognizes two special and distinct planning districts within our community. They are known as the State Route 260 Annexation and the Entertainment District.

State Route 260 Annexation

This annexation was completed on March 02, 2005 and incorporated roughly 237 acres along State Route 260 at the northwest boundary of the Town. Approximately 189.3 acres are under U.S. Forest Service - Prescott National Forest stewardship, 45.14 acres are privately owned, and 2.56 acres belongs to the Camp Verde Water System. For additional information on this item, please see the map on page 109, and Ordinance 2005-A301, located on the town's website: http://www.cvaz.org.

Entertainment District

The Entertainment District was adopted under Resolution 2012-874 on November 7, 2012 by the Mayor and Common Council of the Town of Camp Verde. The Entertainment District is defined as an area in downtown Camp Verde with a significant number of entertainment, artistic, and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios or galleries, restaurants, bars, and other related facilities. For additional information on this special planning district please see the map on page 110, and Resolution 2012-874, located on the town's website: http://www.cvaz.org.

Implementation Guidelines and Disclaimer:

It is important to note that the character areas presented in this section do not reflect the intended zoning of individual parcels, but rather reflect the generalized desired future land use of the area as a whole.

In reference to residential densities noted in the individual land use/character area charts, it is important to note that the target residential densities identified are only targets or goals. Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees. When the General Plan recommends an area for higher densities, it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors; existing and planned adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. existing character of area, environment conditions, and land ownership patterns, among others). On the other hand, a target density does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives.

General Definitions:

Below is a list of general definitions and terms that are used throughout the character area section of the land use element.

Character Area - Character Area is the term given to an area-based approach to land use planning. It is an approach that identifies and interprets the notable qualities and historic features that unite like neighborhoods and/or land areas. Recognizing these qualities and features give the present day landscape a connection to the past while defining a way forward for future development.

Commercial – This designation will encompass neighborhood commercial areas and areas that provide retail and services to meet the needs of the entire community.

Industrial – This designation allows for manufacturing and processing, wholesaling, warehousing, distribution activities, indoor/outdoor storage operations. Residential use is not permitted.

U.S. Forest Service/National Forest – This designation is for U.S. Forest Service/National Forest Lands accessible to the public for active or passive recreational uses. The Town Council will actively work with the U.S. Forest Service to remain informed of which public lands will be subject to exchange in the future.

Natural Resources – This designation allows for the removing and processing of natural materials, conducted in a manner that reflects the vision of the community.

Public Facilities – This designation may include public, semi-public, or quasi-public uses including government offices, police/fire stations and substations, schools, libraries, community centers, fairgrounds, wastewater treatment plants, etc., and can be located in any zoning district.

Yavapai-Apache Nation – This land use designates property held in trust status for the Yavapai-Apache Nation. The Town has no jurisdiction over this property. The Yavapai-Apache Nation's Council and Economic Development Authority will determine the future land use of this property.

Non-Residential Zoning District Definitions:

In addition to the general definitions listed above, the following non-residential zoning district definitions and terms are used throughout the character areas section of the land use element. For additional clarification and information and expanded definitions on these terms, please refer to the current Town of Camp Verde Planning & Zoning Ordinance.

RS District (Residential and Services) - The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited.

C1 District (Commercial: Neighborhood Sales and Services) - The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built.

C2 District (Commercial: General Sales and Services) - The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

C3 District (Commercial: Heavy Commercial) - The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

PM District (Performance Industrial) - The PM District is intended to promote the development and operation of certain uses (such as, but not limited to, laboratories, light manufacturing and assembly) in a limited manner to foster residential compatibility in the vicinity of such industries. Restrictions on type of structures and uses, control on height and density, prohibitions against open land uses, mitigation of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and service or other uses that cater to the general public, as well as landscaping requirements, are established to protect the use and enjoyment of nearby dwelling units; however, prohibition of residential uses in the District, itself, is intended to reserve the PM zoned land for industrial development.

M1 District (Industrial: General) - The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

M2 District (Industrial: Heavy) - The M2 Districts accommodate areas of concentrated fabrication, manufacturing, and industrial uses that are suitable based upon adjacent land uses, access to transportation, and the availability of public services and facilities. It is the intent of these districts to provide an environment for industries that is unencumbered by nearby residential or commercial development.

PUD District (Planned Unit Development) – The Planned Unit Development designation allows the site planner to propose the best use and arrangement of the land, with fewer constraints than those imposed by the existing zoning. Site planners can arrange buildings in any desirable manner, eliminate setbacks to save natural features, cluster without side yards, and request similar design adjustments.

OS District (Open Space/Resource Conservation Zone) – This designation incorporates the types of uses defined for the Open Space Designation in the Arizona Growing Smarter and Growing Smarter Plus Legislation to include: undeveloped nature preserves, natural buffer zones, sensitive riparian areas, trail corridors, agriculture use of five acres or more, limited use outdoor recreation sites, multiple use recreation sites such as community parks, playgrounds and fairgrounds. Per Arizona Revised Statutes, a land use of one dwelling per acre will be allowed on properties the land owner has not granted written permission allowing the Open Space designation.

AG District (Agricultural) – This designation is for lands that are used or can be used principally for raising crops, fruits, grains, livestock, and similar farm products. This land use designation will build on Camp Verde's past and present as a farming and ranching community. It includes property five acres or more in size. Per Arizona Statutes, property designated as agricultural use will be allowed a minimum use of one dwelling per acre unless the property owner has given written permission for the agricultural use land designation.

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260 West Character Area

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Introduction To The 260 West Character Area:

State Route 260 West of Interstate 17 is a modern divided highway providing access to approximately 2,000 acres of commercial and industrial property on both sides of the highway. This area, located next to one of the State of Arizona's main transportation corridors, is perfectly situated for commercial, industrial, and tourism growth.

The southwest side of State Route 260 currently provides many services. A busy travel center is conveniently located at the intersection of State Route 260 and Interstate 17. Further northwest is the Yavapai County Complex, which includes the County's Road Department and Justice Facility. The Justice Facility is comprised of a sheriff's office substation, county courts, and a jail complex. In addition to the Yavapai County Complex, a business park is located adjacent to the Justice Facility. Additionally, south of these facilities, a popular wildlife park draws visitors into Camp Verde from throughout the entire country.

On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community. The Yavapai-Apache Nation, which is the single largest employer within the Town of Camp Verde, continues to seek economic opportunities for their tribal members and the greater community as a whole in this area.

North of the Yavapai-Apache Nation, Old Highway 279 parallels State Route 260. Here one can find a myriad of heavy commercial and industrial businesses including those that sell concrete products, sand and gravel, fencing, landscaping materials, wineries, recycle locations, trucking, and other products and services. Easy access to major transportation corridors including State Route 260, Interstate 17, and State Route 89A supports these industrial business locations that supply materials and services throughout the entire Verde Valley and beyond.

The 260 West character area also provides recreational access to U.S. Forest Service/National Forest lands, with many scenic trails and roads leading to and crossing the Black Hills to the west. This includes Cherry Creek Road, which passes through the historic community of Cherry and connects to State Route 169 headed towards the communities of Dewey-Humboldt, Prescott Valley, and Prescott. Additional recreational opportunities also exist further west on State Route 260 at the Hayfield Draw OHV Area, which is administered by the U.S. Forest Service.

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260 West Character Area

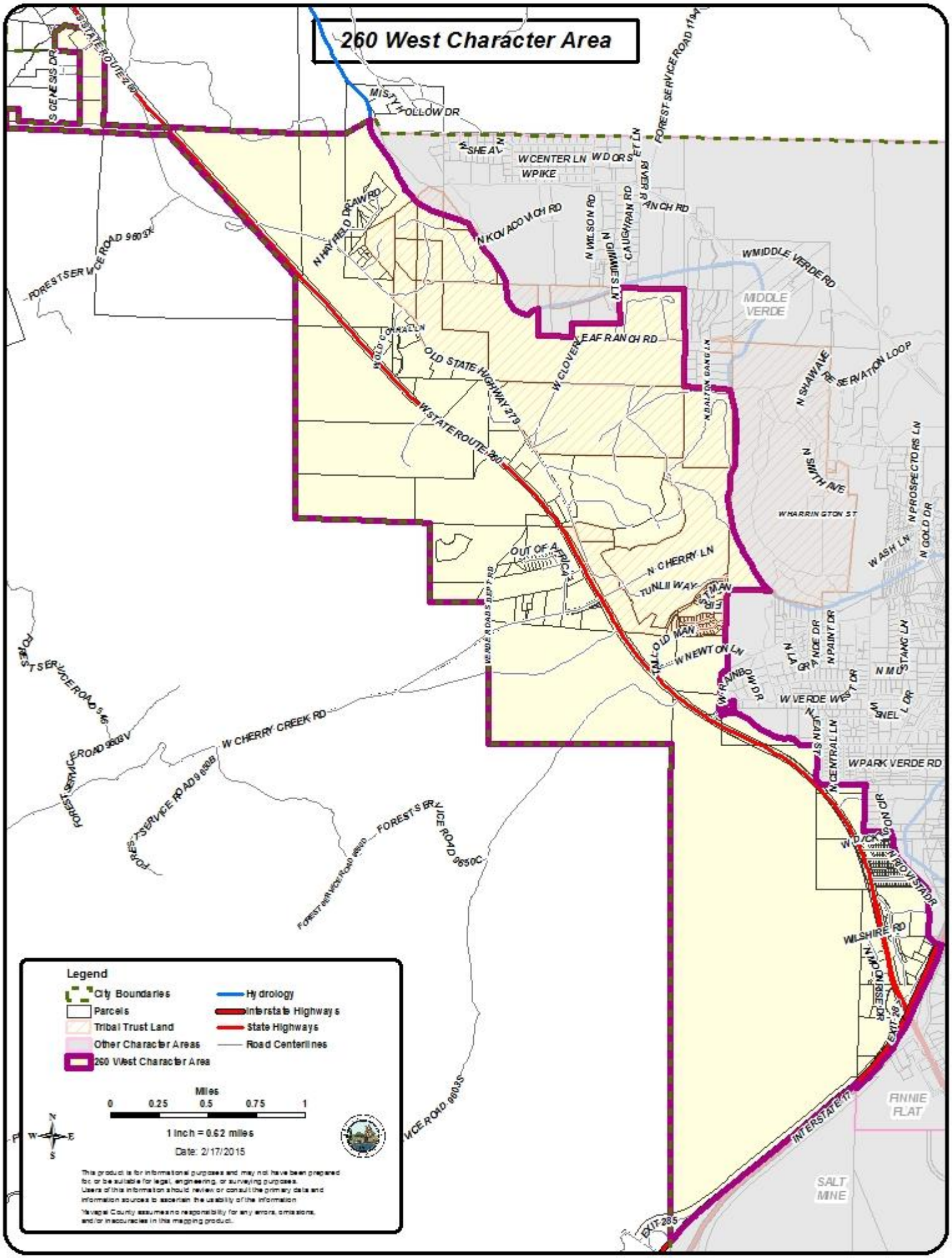

TABLE 3.5 – Land Use; 260 West Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The 260 West character area is approximately 7.47 square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River. **The North and West boundary lines of the 260 West character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 West character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries for approximately 2.57 miles.** **A significant portion 41.23 % of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for 22.49 % of the land in the 260 Corridor Character Area.** **The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.**	**Neighborhoods:** • Rio Verde Vista • Verde Valley Business Park • Yavapai-Apache Nation Middle Verde Tribal Community ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park	**Major Roads:** • State Route 260 - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road **Major Interchanges:** • Interstate 17 and State Route 260 **Major Intersections:** • Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road • Proposed Roundabout on State Route 260 and Park Verde Road • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • Proposed Roundabout on State Route 260 near Mile Post 215 • Proposed Roundabout on State Route 260 near Mile Post 214 • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive **Major Trails:** • Camp Tender/Grief Hill Trail Loop • Grief Hill Trailhead • Hayfield Draw Trailhead • Historical Sheep Trail • Proposed Multi-Use Path Along State Route 260 **Gateway Entrances:** • Town Boundary on State Route 260 coming east from Cottonwood • West side of I-17 at the junction of State Route 260	**Community Services:** • Yavapai County Justice Facility • Yavapai County Roads Department **General:** • Gaddis Wash • Grief Hill Wash • Peach Tree Wash **Historic Sites:** **Parks and Recreation:** • Hayfield Draw OHV Recreation Area **Water Resources:** • Cherry Creek • Verde River **Irrigation Ditches:** • Verde/Woods Ditch **Yavapai-Apache Nation:** Middle Verde Tribal Community • **Historic Sites:** - Cloverleaf Ranch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. **Existing Non-Residential Zoning Districts:** • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities **Preferred Non-Residential Zoning Districts:** • Agricultural Use & AG • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 West Character Area:

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

A. 1. Encourage regional commercial and employment centers to support the region's needs.
A. 2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
A. 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
A. 4. Promote commercial and mixed use development adjacent to State Route 260.

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

B. 1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.

C. Goal: Support improvements in alternate means of transportation and amenities.

Implementation Strategy:

C. 1. Encourage development to provide for enhanced connectivity and mobility including encouraging new and extended bike routes, trails, and pedestrian pathways.
C. 2. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
C. 3. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.

D. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

D. 1 Encourage the preservation of dedicated open space areas in their natural state.
D. 2 Preserve scenic view sheds.
D. 3 In the event of the development of new construction, encourage site built housing and maintain setbacks and height guidelines.
D. 4 Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
D. 5 Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

E. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[1]

Implementation Strategy:

E. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.

E. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

E. 3. Encourage recreation that is compatible with the natural and cultural environment.

F. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

F. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.

F. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

G. Goal: Create inviting gateway entrances.

Implementation Strategy:

G. 1. Utilize sources and signage to welcome, direct, inform & promote Camp Verde's unique character and its environments.

G. 2. Promote improvements for safe and efficient traffic flow.

G. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrance Points:

- Town Boundary on State Route 260 coming East from Cottonwood.
- West side of Interstate 17 at the junction of State Route 260.

[1] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

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Finnie Flat Character Area

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Introduction To The Finnie Flat Character Area:

Named for the Finnie family, early pioneers ~~to~~ of the Camp Verde community, this area contains some of the community's newest and largest residential subdivisions in the southeastern portion of the character area. Distinct neighborhoods are found along Finnie Flat Road, South Cliffs Parkway, South 7th Street, and State Route 260 with mostly high density, single-family dwellings, including two planned unit developments (PUD's).

Along the Verde River, some old farm properties are found. At the center of the Finnie Flat area is an available housing development property with nearby infrastructure. A small section of Arizona State Land is in the southwest corner, which has livestock grazing.

The Finnie Flat character area is a diverse area. This area is ideally positioned for both commercial and high density residential growth for the Town. It encompasses busy shopping locations, an industrial park, a medical center, and residential neighborhoods. The junction of State Route 260 and Interstate 17 is an active 24-hour intersection that attracts many visitors coming to Verde Valley/Sedona or passing through. The industrial section is home to several heavy commercial businesses and has the advantage of being located directly off Interstate 17. A new campus for Northern Arizona Healthcare will improve medical services to the community and visitors. Closer to the Town's center is a shopping and business center, which is the primary location for residents to obtain essential services.

A riverfront trail system is being planned along the Verde River on a combination of land owned by, Arizona State Parks and Prescott National Forest. This access will be coordinated with any future planned development of residential subdivisions and commercial properties that includes a new home for the Verde Valley Archaeology Center.

Finnie Flat Character Area

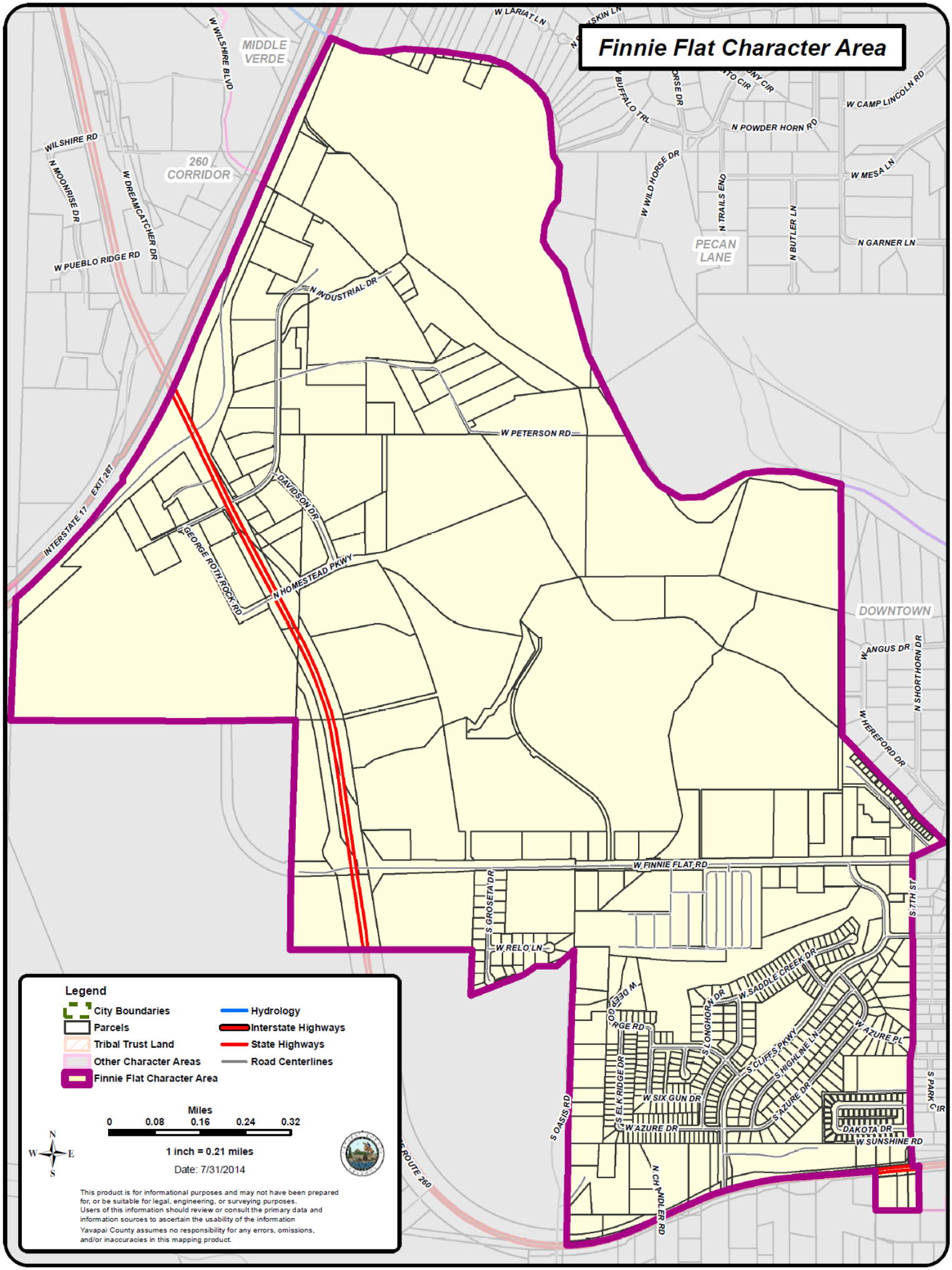

TABLE 3.6 - Land Use; Finnie Flat Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Finnie Flat character area is approximately 1.77 square miles in size. **The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River which is 1.49 miles, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The Southern border of this character area primarily runs along State Route 260 from 7th Street to Oasis Road. The Western boundary of this character area consists of a portion of Interstate 17, State Lands South of Interstate 17, State Lands West of State Route 260, and State Lands South of Finnie Flat Road/West of Oasis Road.** **A small portion 2.26 % of this character area is comprised of U.S Forest Service Land and 2.82 % is State lands.** **Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.** **The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.**	**Neighborhoods:** • Groseta Gardens • Cliffs Unit 1 • Cliffs Unit 2 North • Cliffs Unit 2 South • The Village at Camp Verde • Verde Cliffs • Verde Outpost Townhouses • Verde Outpost Townhouses Amended Plat • Verde Ridge Unit 1-2 ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Charter Schools • Churches • Home Occupations • Hotels • Industrial Park • Mall • Medical Services • Restaurants • Retail Sales • RV Parks • Service Stations • Storage Facilities	**Major Roads:** • Finnie Flat Road - Cliffs Parkway General Crook Trail • State Route 260 - 7th Street - Homestead Parkway - Industrial Drive - Oasis Road **Major Interchanges:** • Interstate 17 and State Route 260 **Major Intersections**: • State Route 260 and Industrial Drive • State Route 260 and Homestead Parkway • State Route 260 and Finnie Flat Road • State Route 260 and General Crook Trail • Finnie Flat Road and Cliffs Parkway • Finnie Flat Road and 7th Street **Major Trails:** • Heritage Loop Trail **Gateway Entrances:** • East side of I-17 at the junction of State Route 260. • State Route 260 at the intersection of Finnie Flat Rd.	**Community Services:** **General:** • Faulkner Wash • Gaddis Wash • West Wash **Historic Sites:** **Parks and Recreation:** • Arizona State Park Land **Water Resources:** • Verde River **Irrigation Ditches:** • Verde/Woods Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes Planned Area Developments (PADs) and Planned Unit Developments (PUDs) that consist of 0 to 11 dwelling units per acre. **Existing non-residential zoning districts:** • C2 on the West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Homestead Parkway. • C2 located on the East side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. • C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. • C2 on the corner of State Route 260 and Cliffs Parkway. • C3/M1 located on the North end of Industrial Drive. • M1 on Davidson Drive near Homestead Parkway. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use & AG • RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. • RS/C1/C2 on the North ~~and South~~ side of State Route 260 from Oasis Road to 7th Street. • RS/C1/C2 on the South Side of State Route 260 near the intersection of 7th Street. • RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. • RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive. • RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway. • Mixed Use • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Finnie Flat character area:

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

A. 1. Encourage regional commercial and employment centers to support the region's needs.
A. 2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
A. 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
A. 4. Promote commercial and mixed use development adjacent to State Route 260 and adjacent to Finnie Flat Road.
A. 5. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
A. 6. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

B. 1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.
B. 2. Encourage a gateway presence to provide visitor information about regional recreation opportunities and amenities.
B. 3. Utilize this gateway to promote Camp Verde's unique heritage and identity.

C. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

C. 1. Encourage farmer's markets, community gardens, agricultural areas and roadside stands for the sale of locally grown produce and agricultural products.
C. 2. Maintain low density rural development where it exists.
C. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
C. 4. For new construction encourage site built housing.
C. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
C. 6. Encourage the preservation of agricultural soils, primarily through active farming.
C. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[2]

Implementation Strategy:

D. 1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.

D. 2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

D. 3 Encourage recreation that is compatible with the natural and cultural environment.

E. Goal: Create inviting gateway entrances.

Implementation Strategy:

E. 1. Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.

E. 2. Promote improvements for safe and efficient traffic flow.

E. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- East side of Interstate at the junction of State Route 260 area.
- At the intersection of State Route 260 and Finnie Flat Road.

[2] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

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Downtown Character Area

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Introduction for Downtown Character Area:

Downtown Camp Verde is the heart of the Town's historic past. At the center of the Downtown character area is the Fort Verde State Historical Park, that was established in 1865.

By the late 1890s, Camp Verde became a commercial and residential district. By the early 1900s, Main Street boasted a general store, saloon, boarding house, blacksmith shop, barber shop, a handful of homes, and the community's first school, located in what had been the hospital for Fort Verde. In 1909, the Lower Verde Reservation was added at the south end of Main Street, which is now part of the Yavapai-Apache Nation. Several historic buildings have been preserved: The fort became Fort Verde State Historic Park; Wingfield general store and White Hills trading post now contain several small businesses; and the 1914 grammar school currently houses the Camp Verde Historical Society. The elementary, high school, and gym built in the 1940s-1950s now serve as town government offices and community center. Camp Verde was incorporated in 1986.

The Downtown area is envisioned as a pedestrian friendly commercial corridor with entertainment venues, shops, restaurants, and nearby neighborhoods. The Verde Valley Archaeology Center is located here at this time and draws visitors to the museum, classes, and field trips. Today's residential area is a diverse collection of bungalows and cottages intermingled with businesses, making a high density neighborhood in the town's hilltop center. Lower density housing occurs where homes were built on former farm lands, with some having large gardens with roadside stands, pastures or livestock.

The Verde River flowing along the cliffs of Fort Verde Caves is the east boundary of Downtown.
The locally notable Black Bridge and White Bridge mark the north and south ends. Plans have been made to create a trail that links the downtown commercial area with the library and community park located at the north end and adjacent to the Verde River.

Downtown Character Area

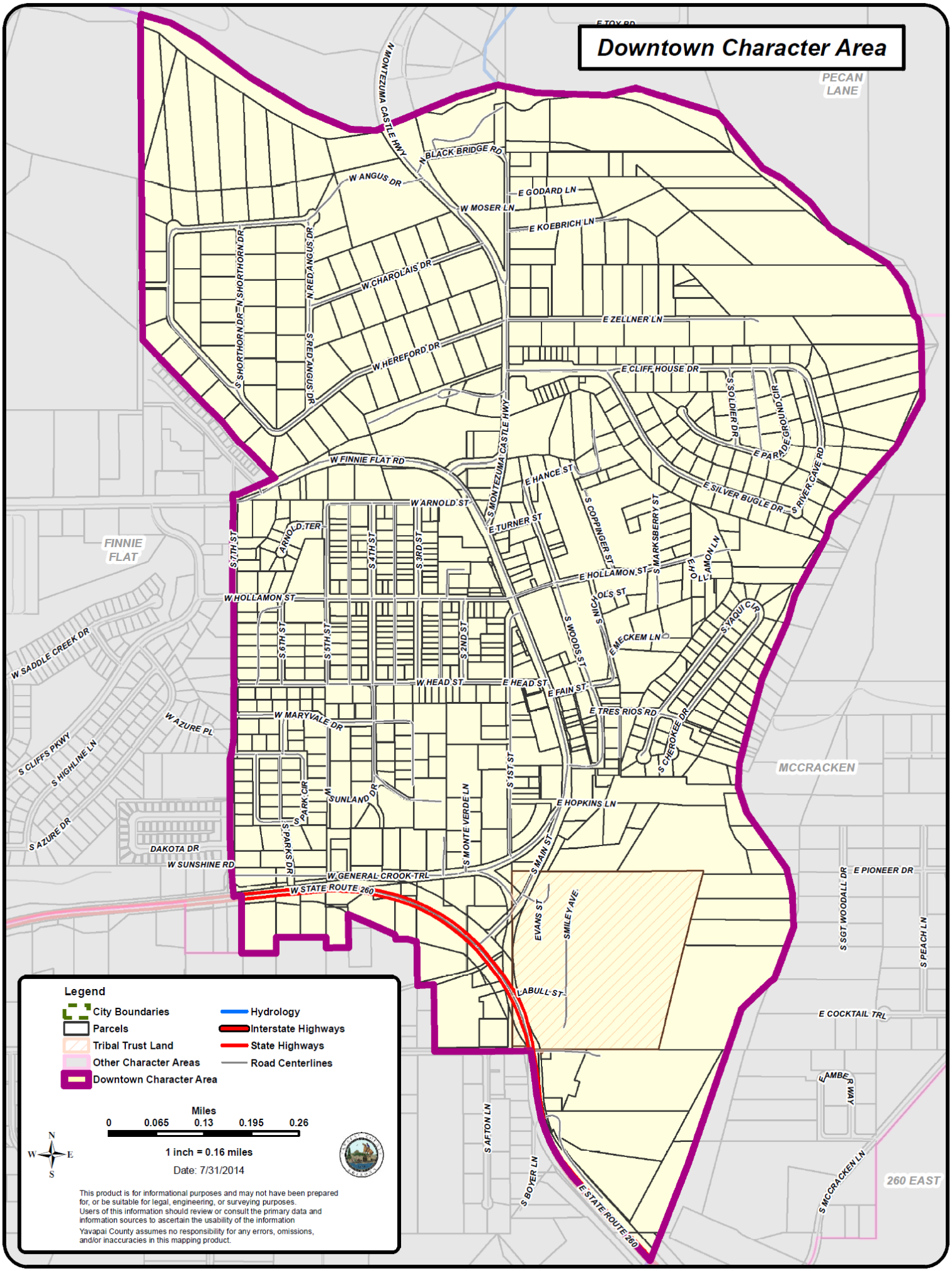

TABLE 3.7 - Land Use; Downtown Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Downtown character area is approximately 1.08 square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places. **The Verde River plays a significant role in defining the Downtown character area's boundaries** **The Verde River borders this character area on the North and East for approximately 2.66 miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.** **A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area which is approximately 5.56 % of the Downtown area.** **The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.**	**Neighborhoods:** • Arnold Terrace • Camp Verde Townsite • Camp Verde Heights • Copper Canyon Vista • Fort River Caves • Loma Linda • Military Reserve Addition Unrecorded 34 • Ranch Acres • Townsite Of Camp Verde Sub. Of Lot 7 Block 2 • Tres Rios • Verde Hills • Yavapai-Apache Nation Lower Verde Reservation ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Charter Schools • Churches • Farmer's Market • Group Care Facilities • Home Occupations • Medical Services • Restaurants • Retail Sales • Service Stations	**Major Roads:** • Finnie Flat Road/Main Street - 1st Street - 7th Street - Head Street - Hollamon Street - Montezuma Castle Highway/Pecan Lane - Black Bridge Road - Charolais Drive - Cliff House Drive - Hereford Street - Zellner Lane • General Crook Trail • State Route 260 **Major Interchanges:** **Major Intersections:** • Finnie Flat Road and 7th Street • Finnie Flat Road, Main Street and Montezuma Castle Highway • Main Street and Hollamon Street • Main Street and Head Street • Main Street and State Route 260 • 1st Street and General Crook Trail • Montezuma Castle Highway and Cliff House Drive • Montezuma Castle Highway and Hereford Drive • Montezuma Castle Highway and Charolais Drive • Montezuma Castle Highway and Zellner Lane • Montezuma Castle Highway and Black Bridge Road • State Route 260 and 7th Street **Major Trails:** • General Crook Trail • Heritage Loop Trail • Woodcutter's Trail **Gateway Entrance:** • South Main Street at the intersection with State Route 260	**Community Services:** • Camp Verde Community Library • Camp Verde Fire District • Camp Verde Historical Society • Camp Verde Town Hall • Camp Verde Marshal's Office • Camp Verde Senior Center **General:** **Historic Sites:** • Assemblies of God Church Hall • Boler's Motel • Camp Verde Elementary School • Camp Verde Jail • Camp Verde Pumphouse • Camp Verde Stage Stop & Boarding House • Camp Verde Teacherage • Casner & See's Verde Valley Club Ice House/Milk Depot • Claude & Ralph Wingfield Store/ Boler's Bar • Fort Verde State Historic Park • Old Camp Verde Dance Hall/ Goswick Hall/Bechetti Theatre • Old Rock Church • Sutler's Store, Wingfield Mercantile & Camp Verde State Bank • Verde Valley Garage/ Pete Power's Garage • Verde Valley Mercantile Company • Watt's Shoe Repair & Justice of Peace ** Various private residences along 1st St., 2nd St.,Coppinger St., Head St., Hollamon St., Hance St., Meckem Ln, Nichols St, and Woods St.* **Parks and Recreation:** • Community Center Park • Fort Verde State Historic Park • Rezzonico Family Park **Water Resources:** • Verde River **Irrigation Ditches:** • Verde/Woods Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 11 dwellings per acre. **Existing non-residential zoning districts:** • RS North of General Crook Trail between 7th Street and Park Drive • C1 on the East side of the intersection of 7th Street and Finnie Flat Road • C1 on the West side of the intersection of 2nd Street and Hollamon Street • C1 on the South end of Woods Street near Main Street • C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane • C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive • C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street • C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 • C2 on the South side of State Route 260 between 7th Street and Main Street • C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. • Open Space & Publix Facilities **Preferred non-residential zoning districts:** • Agricultural Use & AG • RS North of General Crook Trail between 7th Street and Park Drive. • RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road. • RS/C1 on the West side of the intersection of 2nd Street and Hollamon Street. • RS/C1 on the South end of Woods Street near Main Street. • RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane. • RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive. • RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street. • RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260 ○ Preferred use encouraged in C1/C2 with limited definitions that encourage a small town "main street" atmosphere. • RS/C1/C2/C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. • Open Space • Public Facilities • Planned Unit Development (PUD)

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Downtown Character Area:

A. Goal: Promote mixed-use development while protecting the Town's historic character.

Implementation Strategy:

A. 1. Prohibit industrial uses in the Downtown character area.
A. 2. Encourage mixed-use development with multi-modal connections.
A. 3. Encourage small town village uses providing local services and products such as small markets, dry cleaners, bakeries, florists, coffee shops, or sit down restaurants.
A. 4. Promote office type uses along with local and neighborhood retail.
A. 5. Promote and integrate principles such as walkability, multi-modal transportation options and trails connectivity, public spaces and streetscapes.
A. 6. Discourage use of unscreened outdoor storage.

B. Goal: Promote recreational, community, cultural activities and enhance tourism.

Implementation Strategy:

B. 1. Develop information sources such as visitor centers, signs, kiosks and apps to promote recreational activities, agri-tourism and historic sites community wide within the Downtown character area.
B. 2. Encourage the design of pedestrian pathways and biking trail systems connecting all the historic sites, including those in the Downtown character area.
B. 3. Encourage open space along with developing trails and recreational access points between Downtown Camp Verde and Verde River.
B. 4. Promote outdoor public areas to support community and cultural activities such as an open air plaza for public farmer's markets, craft fairs and outdoor performances.
B. 5. Collaborate with Fort Verde State Historic Park to increase visitation which will provide associated benefits to the downtown businesses and tourism efforts.
B. 6. Develop a walking tour map highlighting Camp Verde's historical sites and distribute to Arizona information locations.

C. Goal: Support healthy residential environments that provide safe and convenient access, open spaces and recreational opportunities.

Implementation Strategy:

C. 1. Encourage a diversity of housing types to meet the needs of all income levels and ages.
C. 2. Encourage all new development to provide pedestrian and multi-modal pathways within their development with connectivity to the Downtown character area and open space.

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D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[3]

Implementation Strategy:

D. 1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.

D. 2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

D. 3 Encourage recreation that is compatible with the natural and cultural environment.

E. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

E. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.

E. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

F. Goal: Create inviting gateway entrances.

Implementation Strategy:

F. 1. Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.

F. 2. Promote improvements for safe and efficient traffic flow.

F. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- Intersection of South Main Street and State Route 260.

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

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260 East Character Area

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Introduction for 260 East Character Area:

The 260 East character area is a focal industrial area on the east side of Camp Verde. There are commercially zoned areas on both sides of State Route 260 with a developed business park and numerous available commercial lots on the south side of State Route 260 off Howard's Road. This area offers ideal business locations to those businesses that want to be near downtown Camp Verde, yet located on State Route 260 for easy access. South of this commercial development, ~~a~~ small to medium density residential neighborhood exist.

In addition to commercial properties, this character area also consists of an 80 acre tract owned by the Camp Verde Unified School District, Town of Camp Verde's Waste Water Treatment Plant, and U.S. Forest Service/National Forest Lands including the Verde Ranger District Office for the Prescott National Forest.

There is also an 118-acre parcel the Town of Camp Verde has designated for a future community park. It has a good deal of potential as a future recreational facility that proposes soccer-football fields, baseball fields, trails, equestrian facilities and other outdoor recreational amenities. Views consist of the White Hills to the north and the Verde River's tree-lined canopy to the west and south.

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260 East Character Area

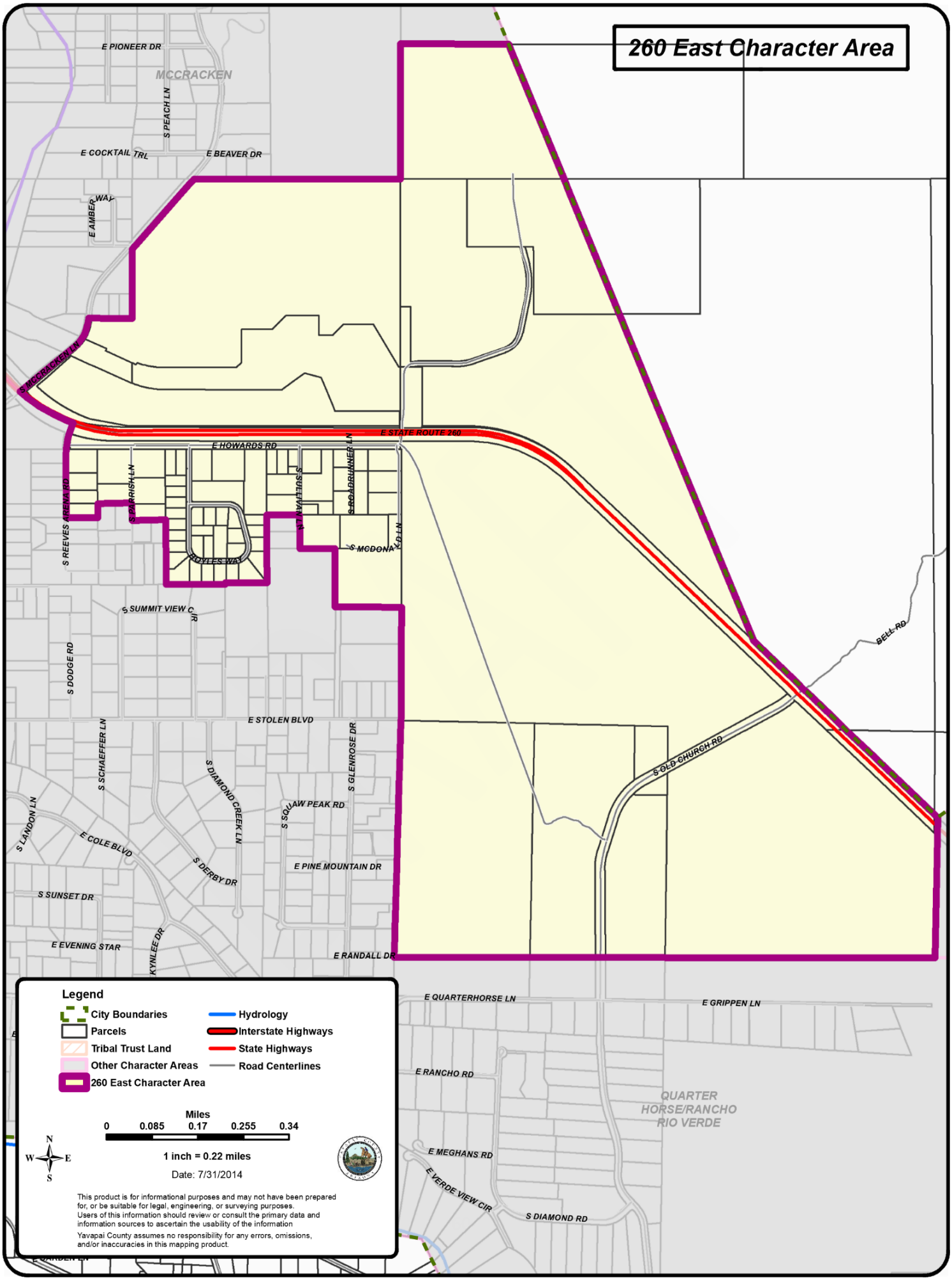

TABLE 3.8 - Land Use; 260 East Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The 260 East character area is approximately 1.4 square miles in size. **The Northern boundary line of this character consists of portions of McCracken Lane and Section Line S05-T13N-R05E. The Eastern boundary line is the Town's boundary line and a small portion of section line S04-T13N-R05E. The Southern boundary line runs along the North side right-of-way of Quarterhorse and Grippen Lane. The Western boundary line runs along the South side of C3 and M1 properties off of Howards Road, and along a small portion of Reeves Arena Road and State Route 260.** **A significant portion 57.43 % of this character area is comprised of U.S Forest Service Land.** **The 260 East character area is partially commercial in nature. It includes areas of C3 – Heavy Commercial, PM – Performance Industrial, and M1 – Industrial General.** **A major portion of the 260 East character area is undeveloped land that includes approximately one hundred and eighteen acres that has been proposed for a future Town park.**	**Neighborhoods:** • Northeast Industries Commerce Park ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • General Industrial • Home Occupations • Retail Sales	**Major Roads:** • State Route 260 - McCracken Lane - Old Church Road - Reeves Arena Road - Howards Road **Major Interchanges:** **Major Intersections:** • State Route 260 McCracken Lane • Howards Road and Reeves Arena Road • State Route 260 and Old Church Road **Major Trails:** • Bull Pen Loop Trails • General Crook Trail	**Community Services:** • Camp Verde Sanitary District • US Forest Service Verde Ranger Station **General:** **Historic Sites:** • Camp Verde Airstrip ** Various private residences along Howards Road.* **Parks and Recreation:** • *Proposed Future Town Park* **Water Resources:** **Irrigation Ditches:**	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • C3 on the South side of Howards Road between Reeves Arena Road and McDonald Lane. • M1 along McDonald Lane. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use & AG • RS/C1/C2/C3/PM/M1 on the South side of Howards Road between Reeves Arena Road and McDonald Lane. • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 East Character Area:

A Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

A. 1. Encourage the preservation of dedicated open space areas in their natural state.
A. 2. Preserve scenic view sheds.
A. 3. In the event of development, maintain setbacks and height guidelines.
A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the community's desire to maintain scenic view sheds and open space.

B. Goal: Encourage retaining rural character while encouraging existing and new non-residential development.

Implementation Strategy:

B. 1. Locate more intense commercial and quasi industrial uses adjacent to State Route 260 in the current commercially zoned areas.
B. 2. Encourage new commercial structures to be compatible with the character of the existing community.

C. Goal: Promote community based recreation and family activities.

Implementation Strategy:

C. 1. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
C. 2. Support the development of the community park for youth and adult activities.
C. 3. Support safe access to the community park and recreational activities.

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Middle Verde Character Area

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Introduction for Middle Verde Character Area:

Middle Verde's two dozen residential communities are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The historic OK Ditch, Verde Ditch, and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. Reminders of old farms and ranches can be seen even though the properties have been divided; agriculture continues with corn, alfalfa, hay, other crops, and livestock. Small farms provide food for local restaurants and stores, and the valley-wide community supported agriculture program.

The Middle Verde character area contains a variety of lands and uses -- the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860s, 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.

The Middle Verde character area straddles the Verde River, which flows through the entire area on the southwest side. The uplands are defined by the stark White Hills that provide the northern boundary; these are U.S. Forest Service/National Forest Lands that offer recreation and access to the hills beyond.

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Middle Verde Character Area

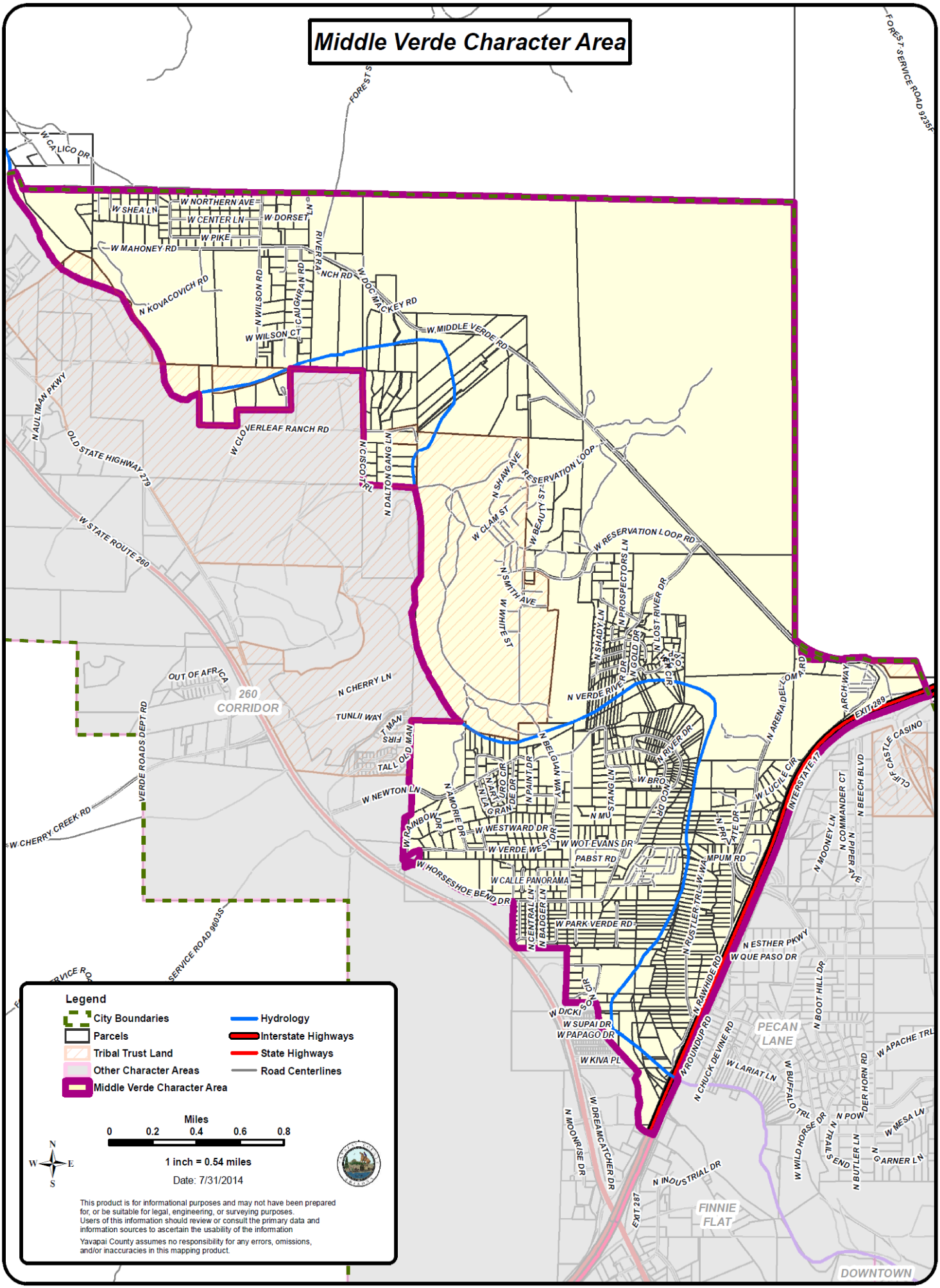

TABLE 3.9 - Land Use; Middle Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Middle Verde character area is approximately 7.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River. **The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries.** **The Southwest portion of this character area is defined primarily by the Verde River and Yavapai-Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive.** **A significant portion 29.96 % of this character area is comprised of U.S Forest Service land. There 8.26 % State land. The Yavapai-Apache Nation Trust Land also accounts for 10.52 % of the land in the Middle Verde character area along with 0.53 % Yavapai-Apache Tribal Community.** **The Verde River flows throughout the entire Middle Verde character area, approximately 7.71 miles and is an integral component to land uses within this character area.** **Much of the Middle Verde character area is classified as limited high density residential or rural residential with properties. that are agricultural in nature and two acre minimum in size.**	**Neighborhoods:** • Buena Vista Estates • Buffalo Run Mobile Home Park • El Rancho Acres • Equestrian Estates • Freeway Acres • Golden Heights • Horseshoe Bend Ranches • Las Estancias Unit 1-3 • Liberty Hill Park • Overlook Acres • Park Verde Estates • Park Verde Estates Plat 2-3 • Rainbow Acres • Rio Verde Vista • River Ranch Estates • The Willows at Camp Verde • Two Ponds Estates • Verde Glen Terrace • Verde River Estates 1-4 • Verde River Meadows #2 • Verde West Acres • Verde West Acres 2 • Verde West Estates • Verde West Estates 2 • Yavapai-Apache Nation Middle Verde Tribal Community ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Event Venues • Farms • Group Care Facilities • Guest Ranches • Home Occupations • Public Facilities • RV Parks	**Major Roads:** • Arena Del Loma Road - Rustler Trail • Horseshoe Bend Drive • Interstate 17 • Middle Verde Road - Caughran Road - Reservation Loop Road - Verde River Drive • Park Verde Road • Verde West Drive **Major Interchanges:** • Interstate 17 and Middle Verde Road **Major Intersections:** • Middle Verde Road and Arena Del Loma Road • Middle Verde Road and Reservation Loop Road **Major Trails:** • White Hills Trailhead • Beaver Head Trail Trailhead	**Community Services:** • Middle Verde Cemetery **General:** • Grandpa Wash • White Hills Drainage **Historic Sites:** • Frying Pan Ranch/ EA Jordan Homestead **Parks and Recreation:** • Arturo Neighborhood Park **Water Resources:** • Verde River **Irrigation Ditches**: - Eureka Ditch - OK Ditch - Verde/Woods Ditch **Yavapai-Apache Nation:** Middle Verde Tribal Community • **Community Services:** - Administration Buildings - Cemetery - Medical Center - Police Department • **Parks and Recreation:** - Heritage Park • **Historic Sites:** - BIA Building - Middle Verde Rock Church	**Existing Density:** • Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 0 to 11 dwelling units per acre. **Existing non-residential zoning districts:** • C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary. • C2 located near Verde West Drive and Horseshoe Bend Drive. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use & AG • RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to Lucile Circle and North Private Drive. • RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive. • RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road. • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Middle Verde character area:

A. Goal: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by appropriate and compatible services including public facilities.

Implementation Strategy:

A. 1. Support neighborhood level retail centers that provides everyday goods and services.
A. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

B. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
B. 2. Maintain low density rural development where it exists.
B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
B. 4. For new construction encourage site built housing.
B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[4]

Implementation Strategy:

C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
C. 3. Encourage recreation which is compatible with the natural and cultural environment.

[4] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

D. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

D. 1 Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.

D. 2 Encourage multi-modal connectivity with the Yavapai-Apache Nation.

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Pecan Lane Character Area

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Introduction for Pecan Lane Character Area:

The Pecan Lane character area is defined by a towering row of stately pecan trees planted in 1927-1928. So spectacular, it was added to the National Registry of Historic Places in 2002 as a Rural Historic Landscape. The nearly century-old trees provide a canopy of shade all summer and a scenic drive during autumn when the leaves turn gold.

The Eureka Ditch, built immediately after the government opened the area to settlers in 1895, serves the southern half of this character area. A large family farm draws hundreds of locals and visitors to its popular summer vegetable and fruit stand. In 2014, a conservation easement was acquired to keep this place, Hauser and Hauser's Farm, for agriculture in perpetuity, and continue the Town's rural history as well as open space.

Montezuma Castle Highway connects central Camp Verde with the Yavapai-Apache Nation's cultural center, casino, and hotel complex and other businesses in the area. This center of commerce is in a position to grow providing more amenities.

The Camp Verde Unified School District complex is in the Pecan Lane character area. Neighborhoods include low density housing near downtown in former agricultural lands, which allow residents to have livestock and gardens. In the northern part of this character area, housing is denser while retaining a rural character. Roadside farmer's markets occur throughout Pecan Lane in summer and fall. Appropriate commercial growth is planned along Montezuma Castle Highway.

The Verde River flows along the southern boundary and meets Beaver Creek just above Black Bridge. Montezuma Castle Highway offers a remarkable view up Beaver Creek and drainage of Jackson Flats, Montezuma Castle National Monument, White Hills, and beyond to the Mogollon Rim. The Town of Camp Verde is working with the U.S. Forest Service and National Park Service on a trail system to connect the Pecan Lane character area with these sites.

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Pecan Lane Character Area

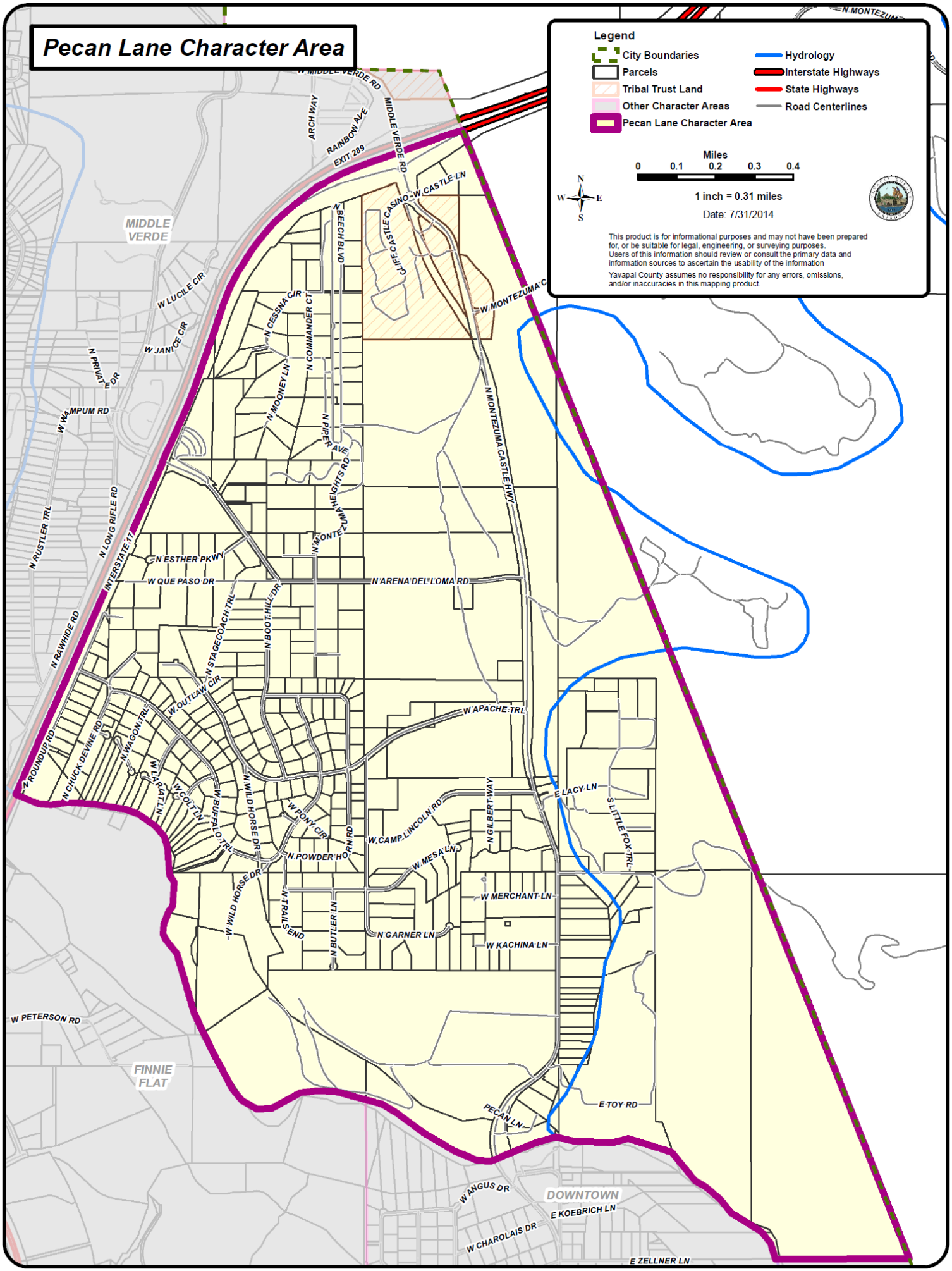

TABLE 3.10 - Land Use; Pecan Lane Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Pecan Lane character area is approximately 3.38 square miles in size, and boasts a beautiful scenic view shed of U.S Forest Service lands and Montezuma Castle National Monument along the East side of Montezuma Castle Highway. **The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by Town boundaries. The Verde River borders the Pecan Lane character area along the South.** **A significant portion 28.40 % of the East side of this character area is comprised of U.S Forest Service Land. Approximately 2.66 % is Yavapai-Apache Trust land and 0.59 % is the Yavapai-Apache Tribal Community.** **The Verde River flows throughout the entire Pecan Lane character area, for approximately 2.74 miles and is an integral component to land uses within this character area. In addition, Dry Beaver Creek also flows throughout this character area, for approximately 2.09 miles.** **In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.** **A majority of this character area consists of low density or rural residential properties that are agricultural in nature and two acre minimum in size.**	**Neighborhoods:** • Arena Del Loma Estates • Butler Subdivision • Mesa Verde Estates Amended • Montezuma Heights Air Park Amended • Verde River Meadows • Verde River Meadows 2 ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Event Venues • Farms • Home Occupations • Restaurants • RV Parks • Service Stations	**Major Roads:** • Montezuma Castle Highway/Pecan Lane - Apache Trail - Arena Del Loma - Camp Lincoln **Major Interchanges:** • Interstate 17 and Montezuma Castle Highway **Major Intersections:** • Montezuma Castle Highway and Apache Trail **Major Trails:** • Heritage Loop Trail • Hidden Canyon Trail • Jackson Flat Trailhead • Woodcutters Trail **Gateway Entrances:** • Intersection of I-17 and east side of Middle Verde Rd. • Intersection of Montezuma Castle Highway and W. Montezuma Castle Rd.	**Community Services:** • Camp Verde Unified School District - Camp Verde Elementary School - Camp Verde Middle School - Camp Verde High School **Historic Sites:** • Camp Lincoln • Hauser Farm • Pecan Lane Rural Historic Landscape **Parks and Recreation:** • Butler Park • Heritage Pool • Heritage Skate Park • Jackson Flats • Montezuma Castle National Monument **Water Resources:** • Dry Beaver Creek • Verde River **Irrigation Ditches:** • Eureka Ditch **Yavapai Apache Nation:** Middle Verde Tribal Community **Event Venues:** • Cliff Castle Casino • Conference Center • Cultural Center	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • C2 located on the North end of Montezuma Castle Highway and Interstate 17. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use & AG • RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land. • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Pecan Lane Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

A. 1. Encourage the preservation of dedicated open space areas in their natural state.
A. 2. Preserve scenic view sheds.
A. 3. In the event of development, maintain setbacks and height guidelines.
A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the community's desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
B. 2. Maintain low density rural development where it exists.
B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
B. 4. For new construction encourage site built housing.
B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the preservation of existing densities and enhance existing neighborhoods by encouraging appropriate and compatible services and public facilities.

Implementation Strategy:

C. 1. Support neighborhood level businesses that provide goods and services.
C. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

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D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[5]

Implementation Strategy:

D. 1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.

D. 2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

D. 3 Encourage recreation which is compatible with the natural and cultural environment.

E. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

E. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the stated goals.

E. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

F. Goal: Create inviting gateway entrances.

Implementation Strategy:

F. 1. Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.

F. 2. Promote improvements for safe and efficient traffic flow.

F. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- Intersection of Interstate 17 and Middle Verde Road.
- Intersection of Montezuma Castle Highway and West Montezuma Castle Road. (The entrance road to Montezuma Castle National Monument).

[5] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

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McCracken Character Area

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Introduction for McCracken Character Area:

The McCracken character area is tucked against the White Hills, which is from the geologic Verde Formation. The land slopes down from the rugged cliffs, through native mesquite thickets to the verdant riparian landscape of the Verde River. This area offers eye-catching views of the Black Hills across the valley floor to the west.

It is predominantly a low density neighborhood built on former agricultural lands varying in size from an acre to more than ten acres. Most homes are custom built with space for livestock and gardens. The Verde River is the west boundary. Many of the properties extend into the meander land along the river offering private access to the riparian corridor.

Much of the McCracken character area is comprised of U.S. Forest Service/National Forest Lands on the White Hills and a small section of the Verde River. Entry to the river and hills is limited.

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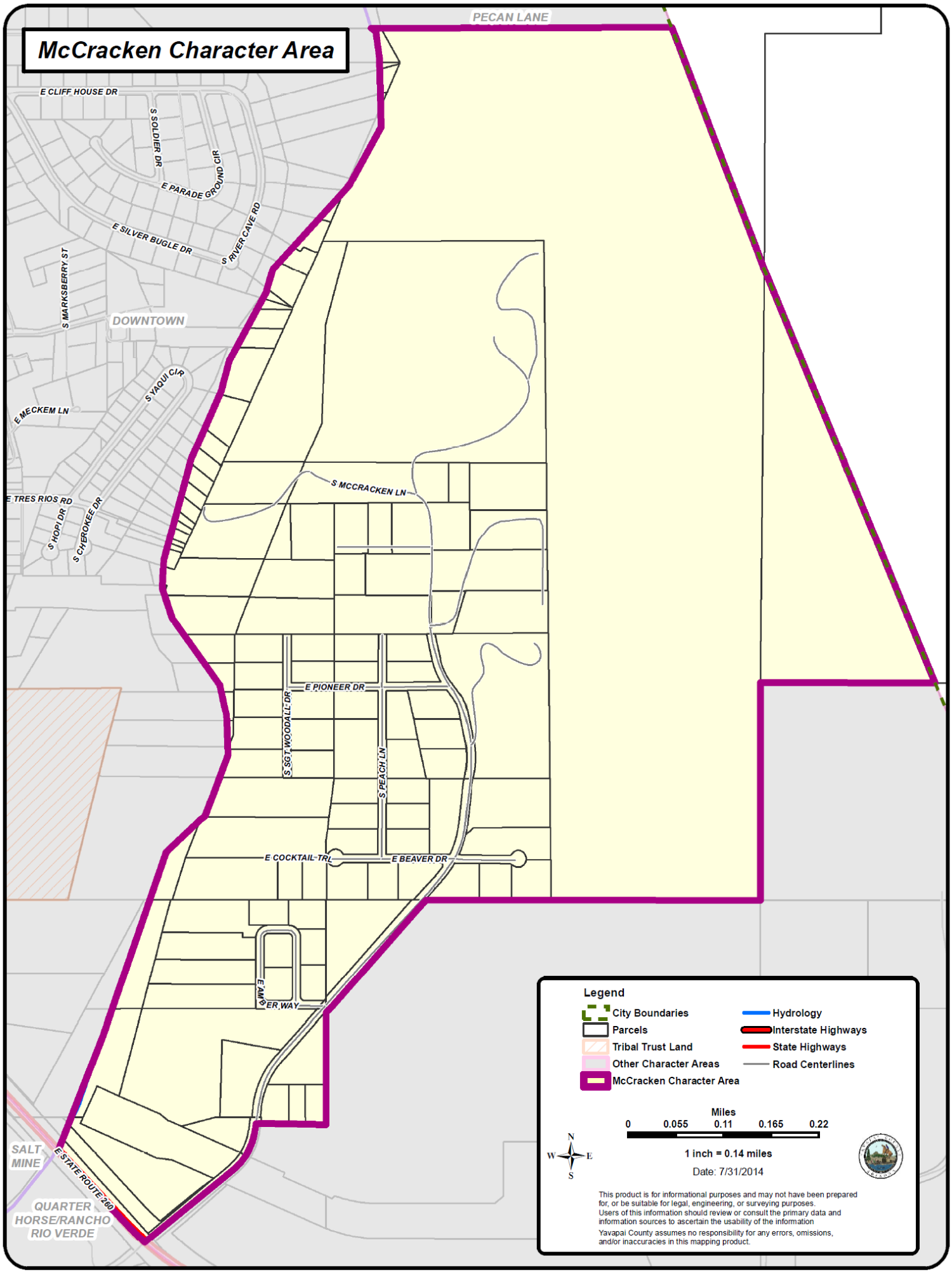
McCracken Character Area
PECAN LANE
E CLIFF HOUSE DR
S SOLDIER DR
E PARADE GROUND CIR
E SILVER BUGLE DR
S RIVER CAVE RD
S MARKSBERRY ST
DOWNTOWN
S YAQUI CIR
E MECKEM LN
E TRES RIOS RD
S HOPI DR
S CHEROKEE DR
S MCCRACKEN LN
E PIONEER DR
S SGT WOODALL DR
S PEACH LN
E COCKTAIL TRL
E BEAVER DR
E AMPER WAY
SALT MINE
E STATE ROUTE 260
QUARTER HORSE/RANCHO RIO VERDE
Legend
City Boundaries
Parcels
Tribal Trust Land
Other Character Areas
McCracken Character Area
Hydrology
Interstate Highways
State Highways
Road Centerlines
Miles
0 0.055 0.11 0.165 0.22
1 inch = 0.14 miles
Date: 7/31/2014
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.
Users of this information should review or consult the primary data and information sources to ascertain the usability of the information
Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

TABLE 3.11 - Land Use; McCracken Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The McCracken character area is approximately 0.72 square miles in size. **The Northern boundary line of this character are is Section Line S32-T14N-R05E. The Eastern boundary line is defined by Town boundaries. The Southern boundary line consists of McCracken Lane, Section Line S32-T14N-R05E, and US Forest Service Lands. The Western boundary line runs along a portion of the Verde River and State Route 260.** **A significant portion 47.22 % of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains 1.43 miles of the Verde River.** **The McCracken character area primarily consists of Low Density Residential housing that requires lots a minimum of one acre, and allows for one single-family residence with livestock allowed on lots of ½ acre or more in size.**	**Neighborhoods:** • Pebble Rock Subdivision • Pioneer Acres Units 1-2 ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Home Occupations	**Major Roads:** • McCracken Lane • State Route 260 **Major Interchanges:** **Major Intersections:** • State Route 260 and McCracken Lane **Major Trails:** • Bull Pen Loop Trails • General Crook Trail	**Community Services:** **General:** • CV Hill **Historic Sites:** • Fort River Caves **Parks and Recreation:** • Future Town Owned Community Park **Water Resources:** • Verde River **Irrigation Ditches:** • Diamond S Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • Open Space **Preferred non-residential zoning districts:** • Agricultural Use & AG • Open Space • Planned Unit Development (PUD)

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the McCracken Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

A. 1. Encourage the preservation of dedicated open space areas in their natural state.
A. 2. Preserve scenic view sheds.
A. 3. In the event of development, maintain setbacks and height guidelines.
A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural, residential, and agricultural character of the area.

Implementation Strategy:

B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
B. 2. Maintain low density rural development where it exists.
B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
B. 4. For new construction encourage site built housing.
B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[6]

Implementation Strategy:

C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
C. 3. Encourage recreation that is compatible with the natural and cultural environment.

[6] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

Quarterhorse/Rancho Rio Verde Character Area

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Introduction for Quarterhorse/Rancho Rio Verde Character Area

The Quarterhorse/Rancho Rio Verde character area represents Camp Verde's agricultural history, being one of the first settled places in the late 1860s. Although most of the large farms and ranches are gone, a few still exist, such as Shield's Ranch. Reminders of old farms and ranches can still be seen, and active agriculture continues with growing corn, alfalfa, hay, pecans, and other crops. This is coupled with pasturing cattle, horses, sheep, goats, and other livestock. This area, along with a few others, personifies the rural character of Camp Verde.

Primarily a residential neighborhood, it is comprised of mostly custom homes built on large lots or acreage, many of them irrigated by the historic ditches and bordered by the Verde River and West Clear Creek. It is a landscape that continues to offer opportunities for vineyards, wineries, and more local agriculture. It is also home to the original settlement in the Verde Valley, the Historic Clear Creek Church and the Clear Creek Cemetery, the last resting place of many Camp Verde pioneers.

The Verde River curves along the west border of Quarterhorse/Rancho Rio Verde. At the lower end, Clear Creek joins the Verde River. From White Bridge or Clear Creek landing, boaters have a scenic ride with views of riverside homes, pastures, and thick riparian habitat, making it a popular run to Beasley Flat.

Quarterhorse/Rancho Rio Verde Character Area

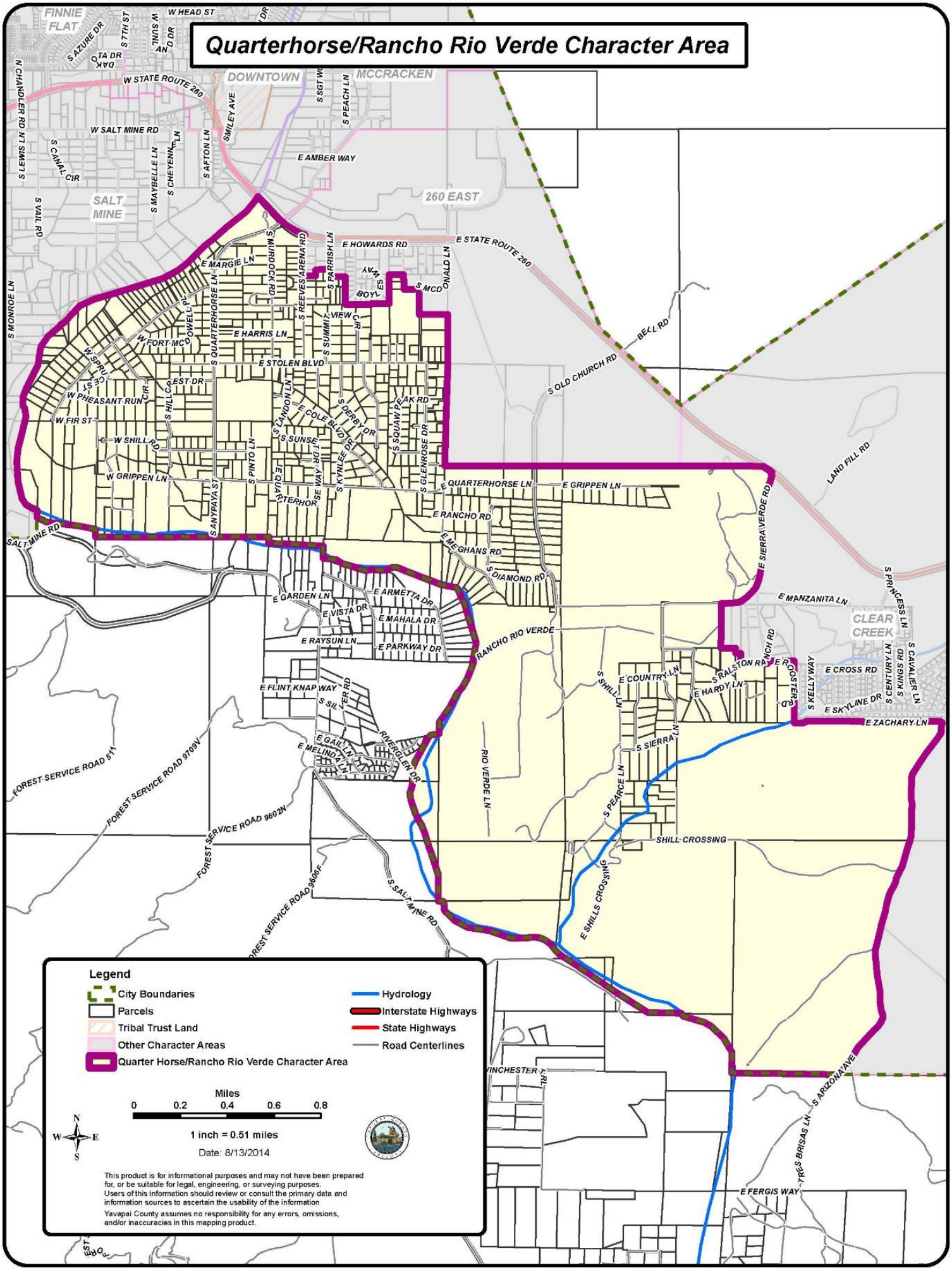

TABLE 3.12 - Land Use; Quarterhorse/Rancho Rio Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Quarterhorse/Rancho Rio Verde character area is 5.82 square miles in size and contains Shield Ranch, a 306 acre cattle ranch that has been owned by the Nature Conservancy since June of 2010. **The North boundary line of this character area runs along a portion of State Route 260, Reeves Arena Road, and the South side of C3 and M1 properties off of Howards Road. The Northern boundary line follows along Section Line S08-T13N-R05E to just North of Quarterhorse and Grippen Road where it proceeds East to Section Line S09-T13N-R05E. The East boundary line then follows along Section Line S09-T13N-R05E South to Sierra Lane and along the edge of Sierra Verde Estates until it reaches Clear Creek. The East boundary line then continues East along Section Line S21-T13N-R05E and follows along U.S Forest Service Lands South to the Verde River. The South and West boundary lines of the Quarterhorse/Rancho Rio Verde Character area is the Verde River which is approximately 6.81 miles.** **A small portion 28.69 % of the character area is comprised of U.S Forest Service Land. There is 1.20 % Yavapai-Apache Tribal Community land.** **The Quarterhorse character area is primarily residential in nature and consists of Low Density Residential properties.**	**Neighborhoods:** • Country Estates Units 1, 3 & 4 • Country Estates Unit 2 Amended • Diamond Creek Ranch • Diamond Creek Ranch North • Fort Verde Estates • Jordan Meadows • Jordan Meadows Units 2-3 • Millwood Estates • Mountain View Estates • Paradise Acres • Verde Park ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Home Occupations • Previously established businesses or Commercial.	**Major Roads:** • State Route 260 - Old Church Road - Grippen Lane - Quarterhorse Lane - Stolen Boulevard - Sierra Verde Road - Rancho Rio Verde **Major Interchanges:** **Major Intersections:** • State Route 260 and Quarterhorse Lane • State Route 260 and Old Church Road • State Route 260 and Sierra Verde Road **Major Trails:** • Can-Can Trail • General Crook Trail • Squaw Peak (Trail #518)	**Community Services:** **General:** • Bell Spring **Historic Sites:** • Bell House • Clear Creek Church • Clear Creek Cemetery ** Various private residences along Anupaya St., Quarterhorse Ln., Verde Park Dr./Old Church Rd., Rancho Rio Verde Ln., and Shill Crossing.* **Parks and Recreation:** • White Bridge Recreational Day Use Site **Water Resources:** • Clear Creek • Verde River **Irrigation Ditches:** • Diamond S Ditch • Pioneer Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing Non-Residential Zoning Districts:** • Open Space **Preferred Non-Residential Zoning Districts:** • Agricultural Use & AG • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Quarterhorse/Rancho Rio Verde Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

A. 1. Encourage the preservation of dedicated open space areas in their natural state.
A. 2. Preserve scenic view sheds.
A. 3. In the event of development, maintain setbacks and height guidelines.
A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
A. 5. Consistently communicated with the U.S Forest Service and Camp Verde Unified School District about the community's desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural residential and agricultural character of the area.

Implementation Strategy:

B. 1. Encourage farmer's markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
B. 2. Maintain low density rural development.
B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
B. 4. For new construction encourage site built housing.
B. 5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
B. 6. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
B. 7. Encourage the preservation of agricultural soils, primarily through active farming.
B. 8. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[7]

Implementation Strategy:

C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

[7] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

Salt Mine Character Area

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Introduction for Salt Mine Character Area:

Seen from Interstate 17 as the highway passes down Copper Canyon, the Salt Mine area is for many their first view of Camp Verde. Named for a deposit of salt laid down millions of years ago by a receding freshwater lake, and eventually mined by the prehistoric and historic occupants of the area. The Verde Salt Mine provided employment for many residents during the Great Depression until closing in 1934. Today it is a protected sacred site for Native American people and a curiosity to historians and amateur geologists alike. The Salt Mine character area comprises a distinctive view shed of open space and riparian greenbelt within the Town of Camp Verde.

Camp Verde's long agricultural history is seen here because it was among the closest tillable land in the military reservation. One of the first locations in the Verde Valley settled by Anglos, this neighborhood dates to the late 1860's. It is across the Verde River from the Quarterhorse/Rancho Rio Verde area, and combined they comprise much of the town's historic farm and ranch lands. Serviced by the Verde Ditch, which dates back to 1868, the area still supports pecan groves, cattle and horse pastures, and roadside farm stands. The residential neighborhoods are a mix of small farms, ranchettes, and custom homes on varying size lots. Open spacing allows residents to enjoy the rural lifestyle with gardens, crops, and livestock.

The Verde River winds along the east border of the Salt Mine character area, providing the boating experience found with Quarterhorse/Rancho Rio Verde. Copper Canyon, usually an intermittent creek, yields periodic flows into the Verde that can be high due to rain storms. U.S. Forest Service/National Forest Lands are on the west side of this character area offering diverse opportunities for recreation in the Black Hills and Verde River.

Salt Mine Character Area

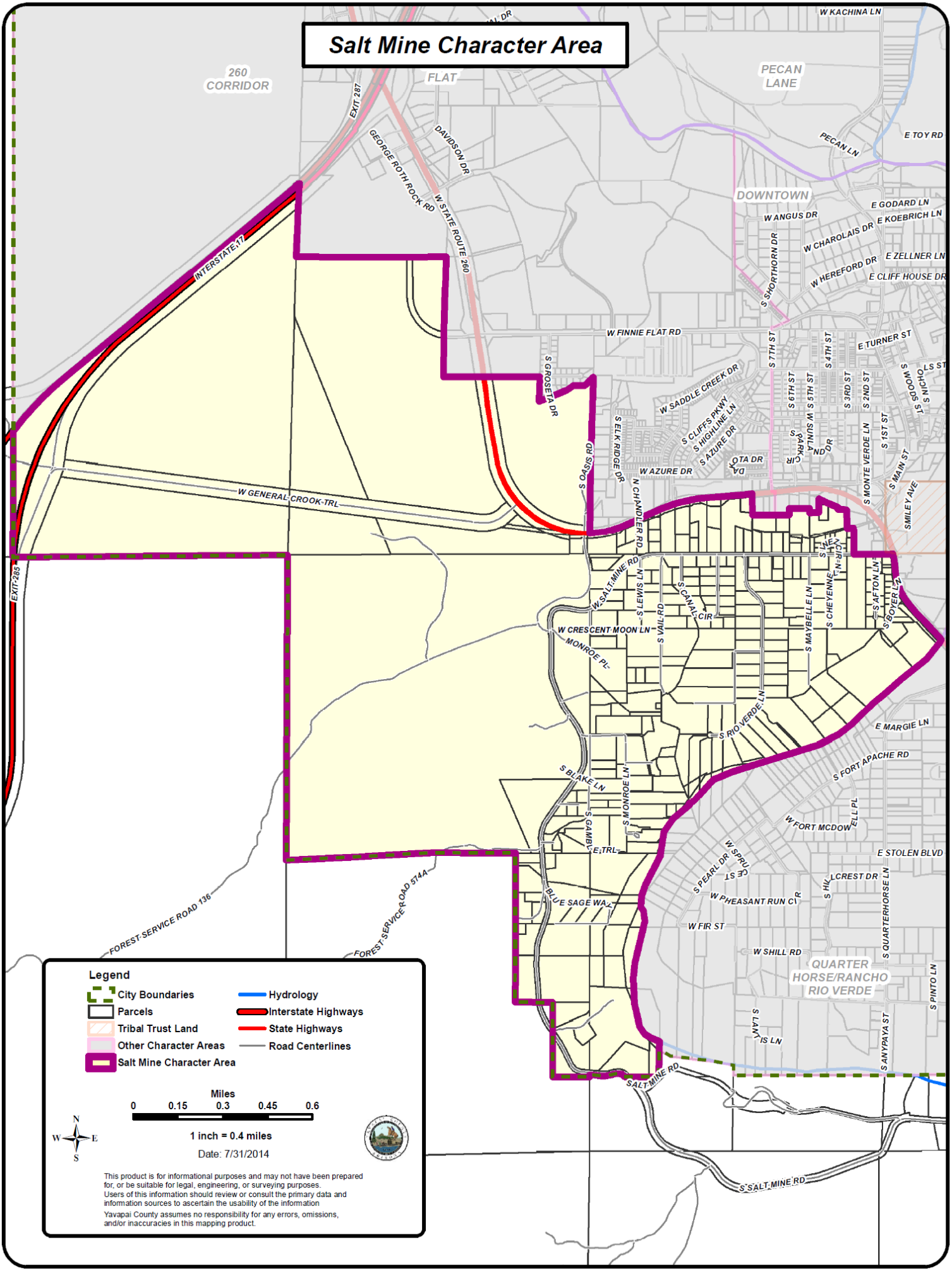

TABLE 3.13 - Land Use; Salt Mine Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Salt Mine character area is approximately 3.82 square miles in size. **The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches the east side of current parcel 404-28-033C, then see attached insert. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River which is 1.92 miles. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17.** **A significant portion 43.72 % of this character area is comprised of U.S Forest Service Land. In addition, there is also a significant portion of State Land which is approximately 15.18 %.** **The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.**	**Neighborhoods:** • Afton Estates • Maybelle Estates • Rio Verde Ranchos • Security Acres Amended • Sunny Terrace ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Home Occupations	**Major Roads:** • Finnie Flat Road • General Crook Trail • Interstate 17 • State Route 260 - Oasis Road - Salt Mine Road - Rio Verde Lane **Major Interchanges:** • Interstate 17 and General Crook Trail **Major Intersections:** • State Route 260 and General Crook Trail • State Route 260 and Oasis Road • State Route 260 and Salt Mine Road **Major Trails:** • Copper Canyon Trailhead • General Crook Trail • John Thompson Trail • Lucky Canyon Trail • Ryal Springs Trail **Gateway Entrances:** • At the junction of General Crook Trail and State Route 260 • At the junction of I-17 and General Crook Trail • Consider utilization of Town owned property at the corner of Oasis Rd. and State Route 260	**Community Services:** **General:** • Copper Canyon • Faulkner Wash • West Wash **Historic Sites:** • Salt Mine • Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road ** Various private residences along Boyer St. and Salt Mine Rd.* **Parks and Recreation:** • Copper Canyon Trailhead **Water Resources:** • Verde River **Irrigation Ditches:** • Verde/Woods Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • Open Space **Preferred non-residential zoning districts:** • Agricultural Use & AG • Open Space • Planned Unit Development (PUD)

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Salt Mine Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

A. 1. Encourage the preservation of dedicated open space areas in their natural state.
A. 2. Preserve scenic view sheds.
A. 3. In the event of development, maintain setbacks and height guidelines.
A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
A. 5. Consistently communicate with the U.S. Forest Service and Arizona State Lands about the community's desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

B. 1. Encourage farmer's markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
B. 2. Maintain low density rural development.
B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
B. 4. For new construction encourage site built housing.
B. 5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
B. 6. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
B. 7. Encourage the preservation of agricultural soils, primarily through active farming.
B. 8. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities, and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[8]

Implementation Strategy:

A. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
A. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
A. 3. Encourage recreation that is compatible with the natural and cultural environment.

[8] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

D. Goal: Create inviting gateway entrances.

Implementation Strategy:

D. 1 Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.

D. 2 Promote improvements for safe and efficient traffic flow.

D. 3 Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- At the intersection of General Crook Trail and State Route 260.
- At the-intersection of Interstate 17 and General Crook Trail.

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Clear Creek Character Area

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Introduction for Clear Creek Character Area:

The Clear Creek character area is the southeastern gateway for the Town of Camp Verde. It has two distinguishing elements; the Verde Lakes planned neighborhood along Clear Creek, and the White Hills Cliffs that overlook the area from the north. Straddling the lower reaches of West Clear Creek, a perennial stream, the Verde Lakes neighborhood is a high density residential area. A singular distinguishing feature of this character area is a large pond with houses around the perimeter and a community park.

In addition to the high density residential area are also some homes on larger, pasture acreage, along with a commercial vineyard, and a small amount of commercial businesses that mostly lend themselves to the surrounding residential areas. Another unique feature to this character area is a gypsum mine that is located on U.S. Forest Service/National Forest lands in the hills across State Route 260 from the Verde Lakes residences.

The White Hills neighborhood was commonly known as the "garden reservation" after it became part of the Fort Verde Military Reservation in 1887. Citizens and soldiers farmed the area along the creek for several years, providing needed food for the fort. The Pioneer and Wingfield ditches constructed in the late 1800's still serve properties in the area today.

The White Hills formation, the defining feature of the upland landscape to the east, were formed from sediments laid down by a freshwater lake that existed between 10 and 2 million years ago. The Clear Creek area is surrounded mostly by U.S. Forest Service/National Forest Lands, which offer abundant opportunities for recreation. The roads to popular recreation places including Beaver Creek, Bull Pen, Clear Creek, and Fossil Creek are accessed from this location. Nearby these population recreation sites are prominent archeological sites -- Clear Creek Site on the White Hills Cliffs to the North and the Wingfield Mesa Site to the South.

West Clear Creek collects water from several drainages of the Mogollon Rim and can be a quiet trickle or a roaring rush. It is a critical tributary of the Verde River.

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Clear Creek Character Area

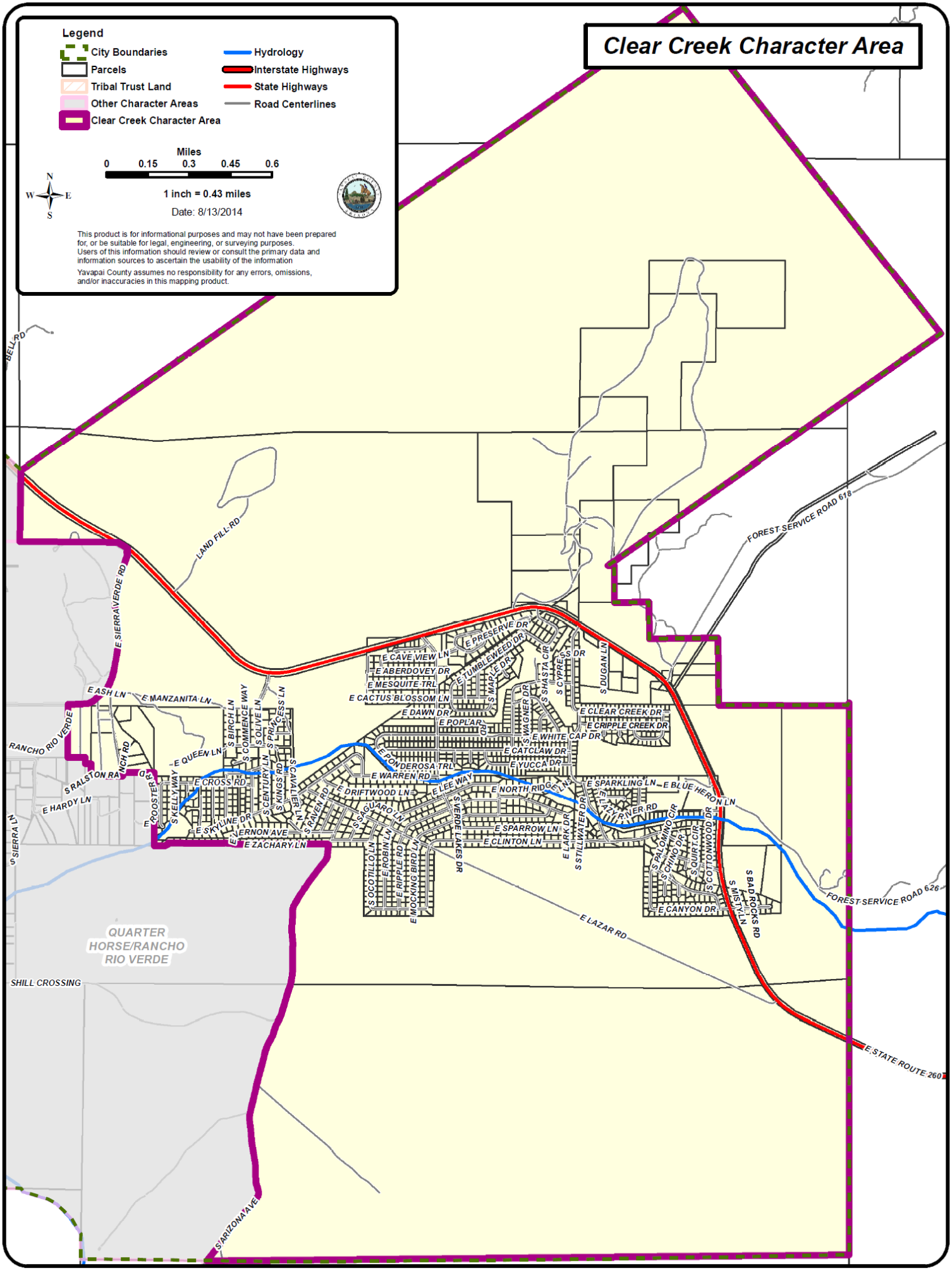

TABLE 3.14 - Land Use; Clear Creek Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Clear Creek character area is approximately 9.18 square miles in size. **The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E.** **The majority 74.62 % of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains 2.95 miles of West Clear Creek that flows through the center of this character area.** **The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.**	**Neighborhoods:** • Cave View Estates • Clear Creek West • Clear Creek West Unit 2 • Preserve At Clear Creek • Verde Lakes Estates • Verde Lakes Units 2-5 • Verde Paradise • White Hills Mobile Home Park ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Home Occupations • Mining • Retail Sales • RV Parks	**Major Roads:** • State Route 260 - Aspen Way - Big Valley Drive - Canyon Drive - Forest Service Road 618/Bull Pen Road - Forest Service Road 626 - Olive Lane - Sierra Verde Road - Verde Lakes Drive **Major Interchanges:** • State Route 260 and Aspen Way • State Route 260 and Big Valley Drive • State Route 260 and Forest Service Road 618/Bull Pen Road • State Route 260 and Canyon Drive • State Route 260 and Olive Lane • State Route 260 and Verde Lakes Drive • State Route 260 and Sierra Verde Road **Major Trails:** • Bull Pen Loop Trailhead • General Crook Trail **Gateway Entrance:** • State Route 260 at the Town Boundary coming west from Payson, AZ	**Community Services:** • Transfer Station **General:** • Wickiup Creek **Historic Sites:** • Clear Creek Ruins • Wingfield Mesa ** Various private residences along Verde Lakes Drive and State Route 260.* **Parks and Recreation:** • Clear Creek Campground **Water Resources**: • West Clear Creek **Irrigation Ditches:** • Pioneer Ditch • Wingfield Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 4 dwellings per acre with a manufactured/mobile home park with 0 to 11 units per acre. **Existing Non-Residential Zoning Districts:** • RS on the north side of the intersection of State Route 260 and Big Valley Drive • C1 at Clear Creek RV Park on State Route 260. • C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • C2 on the south side of the intersection of State Route 260 and Big Valley Drive. • C2 on the east side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources which includes Salt River Pima-Maricopa Indian Gypsum Mine • Open Space • Public Facilities **Preferred Non-Residential Zoning Districts:** • Agricultural Use & AG • RS on the North side of the intersection of State Route 260 and Big Valley Drive. • RS/C1 at Clear Creek RV Park on State Route 260. • RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive. • RS/C1/C2 on the East side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Clear Creek Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

A. 1. Encourage the preservation of dedicated open space areas in their natural state.
A. 2. Preserve scenic view sheds.
A. 3. In the event of development, maintain setbacks and height guidelines.
A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
B. 2. Maintain low density rural development where it exists.
B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
B. 4. For new construction encourage site built housing.
B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens. [9]

Implementation Strategy:

C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
C. 3. Encourage recreation that is compatible with the natural and cultural environment.

[9] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

D. Goal: Create inviting gateway entrances.

Implementation Strategy:

D. 1 Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.

D. 2 Promote improvements for safe and efficient traffic flow.

D. 3 Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- State Route 260 at the Town boundary coming West from Payson.

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Additional Maps

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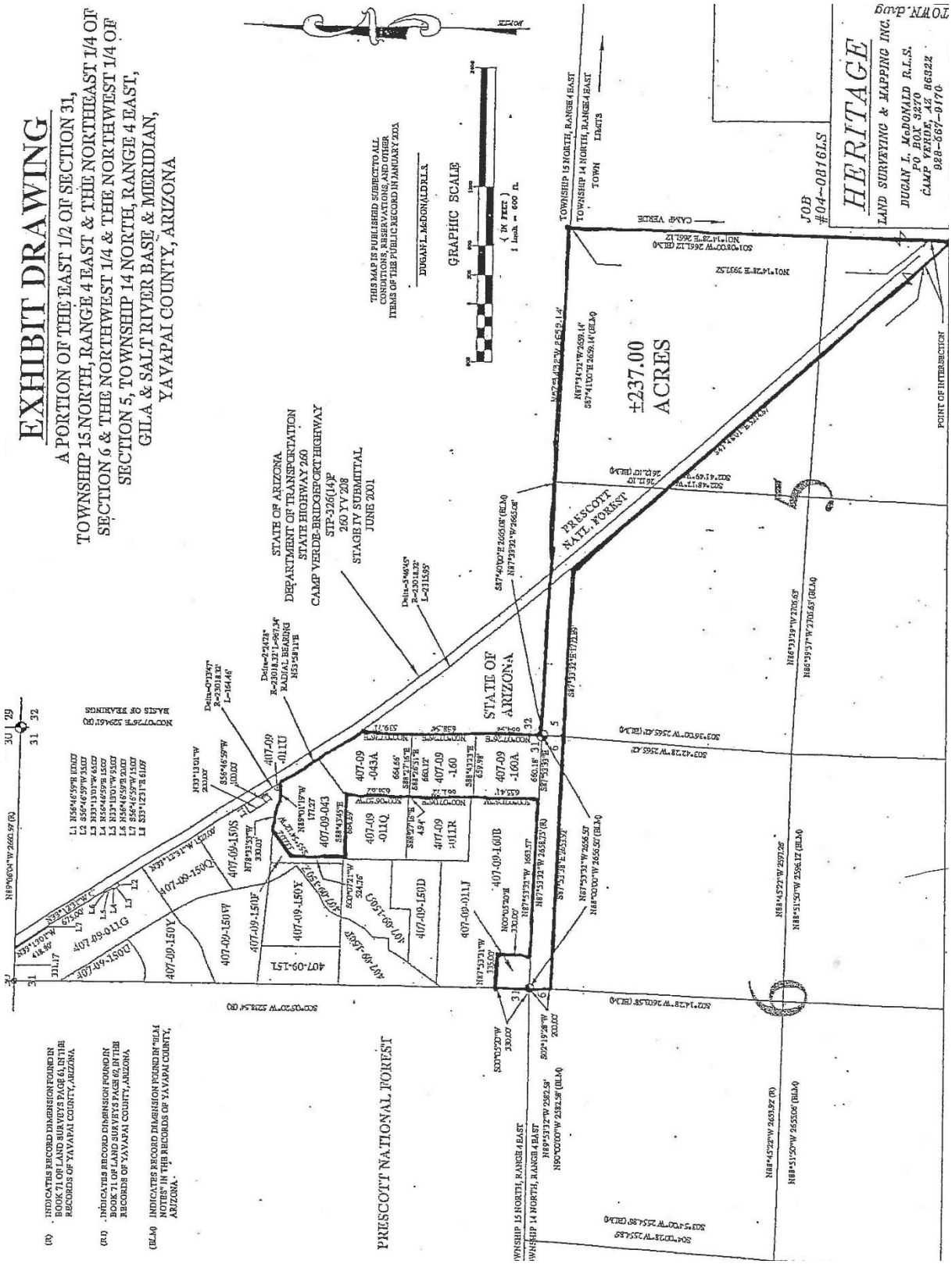
State Route 260 Annexation Map
Camp Verde, Arizona
Adopted by the Town Council on March 2, 2005
Per Ordinance 2005-A301



Entertainment District Boundary Map
Camp Verde, Arizona
Adopted by the Town Council on November 7, 2012
per Resolution 2012-874

N
W E
S

Legend
EntertainmentDistrict
2007 Flood Control Imagery

0 170 340 510 680 Feet
1 inch = 549.4 feet

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.
Users of this information should review or consult the primary data and information sources to ascertain the usability of the information
Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

Chapter 4

Economic Development

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Vision Statement:

The Town of Camp Verde encourages and supports business growth and retention to give residents the ability to live, work and shop in the community. We strive to preserve our rich cultural history, agrarian heritage, and natural resources while fostering a resilient economy.

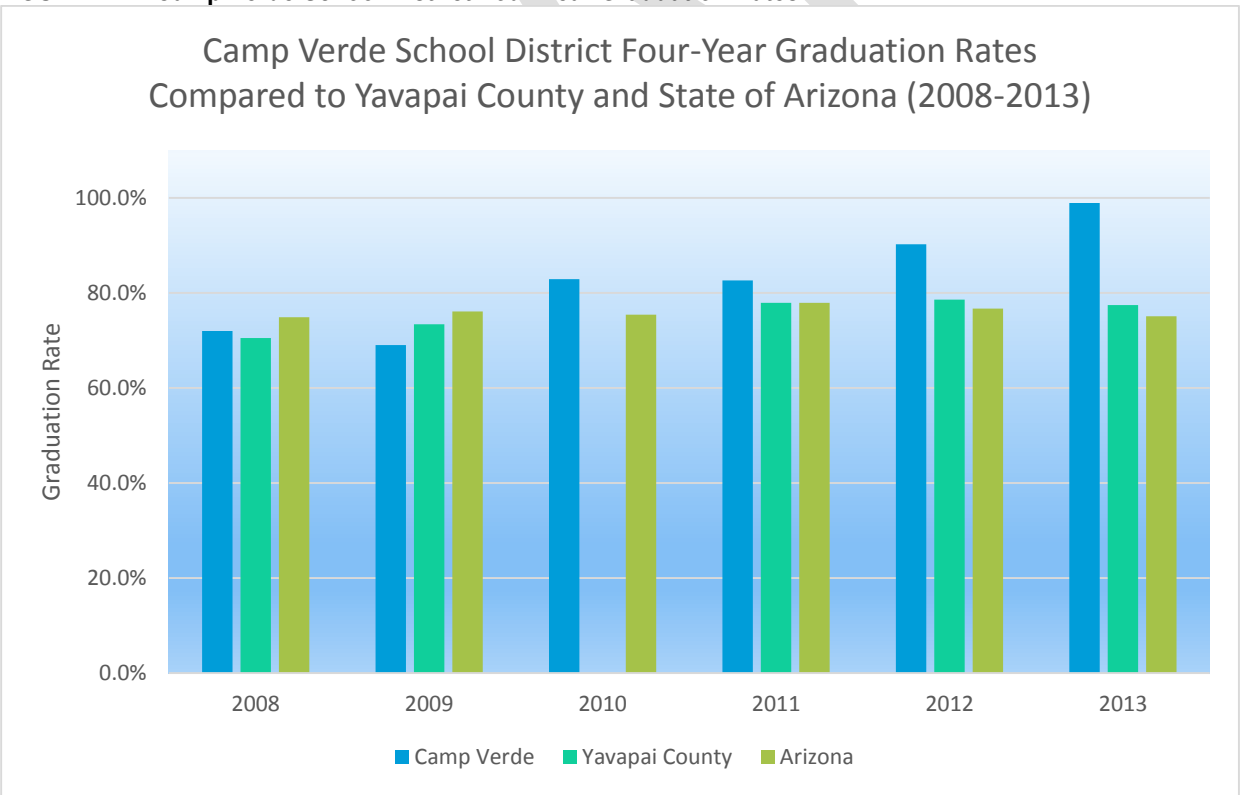
Introduction:

The Town of Camp Verde includes an Economic Development element in its general plan because of its relationship to other elements in the plan and its importance to the community. The economy and a community's economic development policies are critical factors that influence the quality of life for all citizens.

Economic development typically focuses on business growth through retention, expansion, and attraction. Expanding the tax base is directly related to the overall quality of life of the area, the services provided, and ensuring that the local economy is sustainable over time.

Educational attainment is a key indicator to the overall health of the community. Graduation rates in Camp Verde are high at 99% compared to a state average of 96.5%. The graduation rate for the Camp Verde School District shows a steady increase in rates beginning in 2011. Camp Verde's four year graduation rate excel compared to Yavapai County and the State of Arizona results over the past six years. See Figure 4.1 below:

FIGURE 4.1 – Camp Verde School District Four-Year Graduation Rates



Please Note: Figures in this table have been provided by the Camp Verde Focused Future II - Community and Economic Development Strategic Plan, November 2015.

The chart below compares social characteristics from Yavapai County, the State of Arizona and the nation.

TABLE 4.2 – U.S. Census Bureau 2013 Demographic Comparisons

U.S. Census Bureau 2013 Demographic Comparisons				
Social Characteristic	**Camp Verde**	**Yavapai County**	**Arizona**	**United States**
High School Graduates/Equivalency, 25 Years Of Age Or Older	85.4%	88.9%	85.4%	85.6%
Bachelor's Degree or Higher, 25 Years Of Age Or Older	13.5%	22.8%	26.7%	28.9%
Home Ownership Rate (2010)	76.4%	70.8%	66.0%	65.1%
Persons Per Household	2.52	2.34	2.68	2.60
Median Household Income	$38,871	$42,987	$49,774	$53,046
Persons Below Poverty	24.5%	15.8%	17.9%	15.4%
Persons Under 19 Years Old	20.6%	20.7%	27.9%	26.6%
Persons 20 – 64 Years Old	58.4%	54.0%	57.7%	60.0%
Persons 65 Years Old and Over	21.0%	25.3%	14.4%	13.4%

Please Note: Figures in this table have been provided by the U.S. Census Bureau. Please visit http://www.census.gov for additional information.

In late 2014, citizens, landowners, agencies, policy makers, and other stakeholders were brought together to develop the Camp Verde Focus Future II - Community and Economic Development Strategic Plan. The plan and its policy framework, which will serve as a stand-alone community and economic development plan once approved by Town Council, was used in 2015 to provide direction and information within this element.

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Goals & Implementation Strategies:

A. Goal: Create an environment that encourages business growth, retention, revitalization and employment opportunities.

Implementation Strategy:

A. 1. Encourage a variety of businesses that offer diverse employment opportunities to locate within the Town's limits.

A. 2. Encourage businesses to locate within the Town's limits to offer the opportunity to purchase a wide variety of merchandise and services locally.

A. 3. Utilize the Town's geographically central location within the State, and proximity to the major interchange of Interstate 17 and State Route 260, to encourage businesses such as but not limited to: regional retail, manufacturing and distribution centers, to locate within the Town.

A. 4. Pursue grants, studies, and regional economic development proposals that will provide a direct benefit to the community.

A. 5. Encourage the Town to collaborate with local businesses, economic organizations, schools, and colleges to create a skilled workforce, including vocational programs.

A. 6. Work with local businesses and development interests to identify processes that can be streamlined and optimized.

A. 7. Recruit complementary businesses to support the needs of existing businesses.

B. Goal: Maintain and develop an attractive economic environment.

Implementation Strategy:

B. 1. Retain and embrace the Town's history and rural character.

B. 2. Support quality education as a community.

B. 3. Encourage activities and job opportunities for all residents.

B. 4. Develop recreational amenities within the community.

B. 5. Encourage acquisition or cooperative use of Federal, State and privately owned lands to meet the community's desire for public lands and open space.

B. 6. Promote, as a community, the many tourism opportunities in and around Camp Verde.

B. 7. Support continued enforcement of town ordinances to ensure public health, safety and welfare.

B. 8. Encourage townspeople to actively participate in town government, town commissions and committees, business organizations, service clubs, school boards, parent-teacher organizations, and other groups to ensure community values and a high quality of life.

B. 9. Promote cooperation between the Town, Yavapai-Apache Nation, business organizations, local businesses, schools and residents to work together on projects to enhance the economic environment.

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C Goal: Establish Camp Verde as a destination thereby increasing visitor and retail traffic.

Implementation Strategy:

C. 1. Encourage the continuation of a consistent branding, marketing and self-promotion program for Camp Verde.
C. 2. Encourage improvement of promotional and informational signage along key corridors and gateways.
C. 3. Continue to develop the existing multi-use trail network with stakeholders.
C. 4. Participate in the implementation of the Verde River Recreation Master Plan.
C. 5. Continue to implement historic preservation initiatives.
C. 6. Continue to participate with Fort Verde State Historic Park to increase visitation and tourism.

D Goal: Plan for adequate infrastructure to support and grow business, tourism and development.

Implementation Strategy:

D. 1 Encourage development in areas where water, sewer and electric are existing or
D. 2 anticipated.
D. 3 Encourage utilities and related infrastructure to support future commercial and industrial growth as appropriate.
D. 4 Encourage efforts to improve the overall aesthetics of the community.

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Chapter 5

Growth Area

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Vision Statement:

The Town of Camp Verde will be a sustainable community where the type and location of commercial development and housing variety will serve the needs of the public, be conveniently located, compatible with supporting infrastructure and minimize negative impacts to the environment. Development will be balanced with open space to protect the rural character of the community, the surrounding scenic vistas, the historic setting, and natural beauty.

Introduction:

Camp Verde is currently underserved by commercial development. Therefore, development balance is identified as a critical consideration in the Growth Area element. Commercial development must obtain equitable balance with residential development to ensure adequate services to the population and adequate tax revenue to fund essential public services.

Potential Growth Areas:

This plan identifies areas suitable for planned multi-modal transportation and utility infrastructure expansion included but not limited to water and sewer. According to Arizona State Statute 9-461.05:

> **2.** A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:
>
> > **(a)** Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
> >
> > **(b)** Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
> >
> > **(c)** Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

The Town of Camp Verde's Growth Area, located northwest of Interstate 17 along State Route 260 to the Town's northwest boundary is suitable for a variety of future uses including Agricultural (AG), Residential Services (RS) Commercial (C1/C2/C3), Industrial (PM/M1/M2), Mixed Use, Mixed Use Commercial/Industrial, Planned Unit Development (PUD), Natural Resources, Open Space, and Public Facilities development, and links the Town of Camp Verde to the upper Verde Valley. Please refer to the 260 West character area found in Chapter 3 – Land Use & Character Areas for additional information. This Growth Area is also located southeast of Interstate 17, on the south side of State Route 260, and continues southeast to Finnie Flat Road. This portion of the Growth Area is suitable for future Residential Services (RS), Commercial (C1/C2), Mixed Use, Open Space, Planned Unit Development (PUD) and Public Facilities. Please refer to the Finnie Flat character area located in Chapter 3 – Land Use & Character Areas for additional information.

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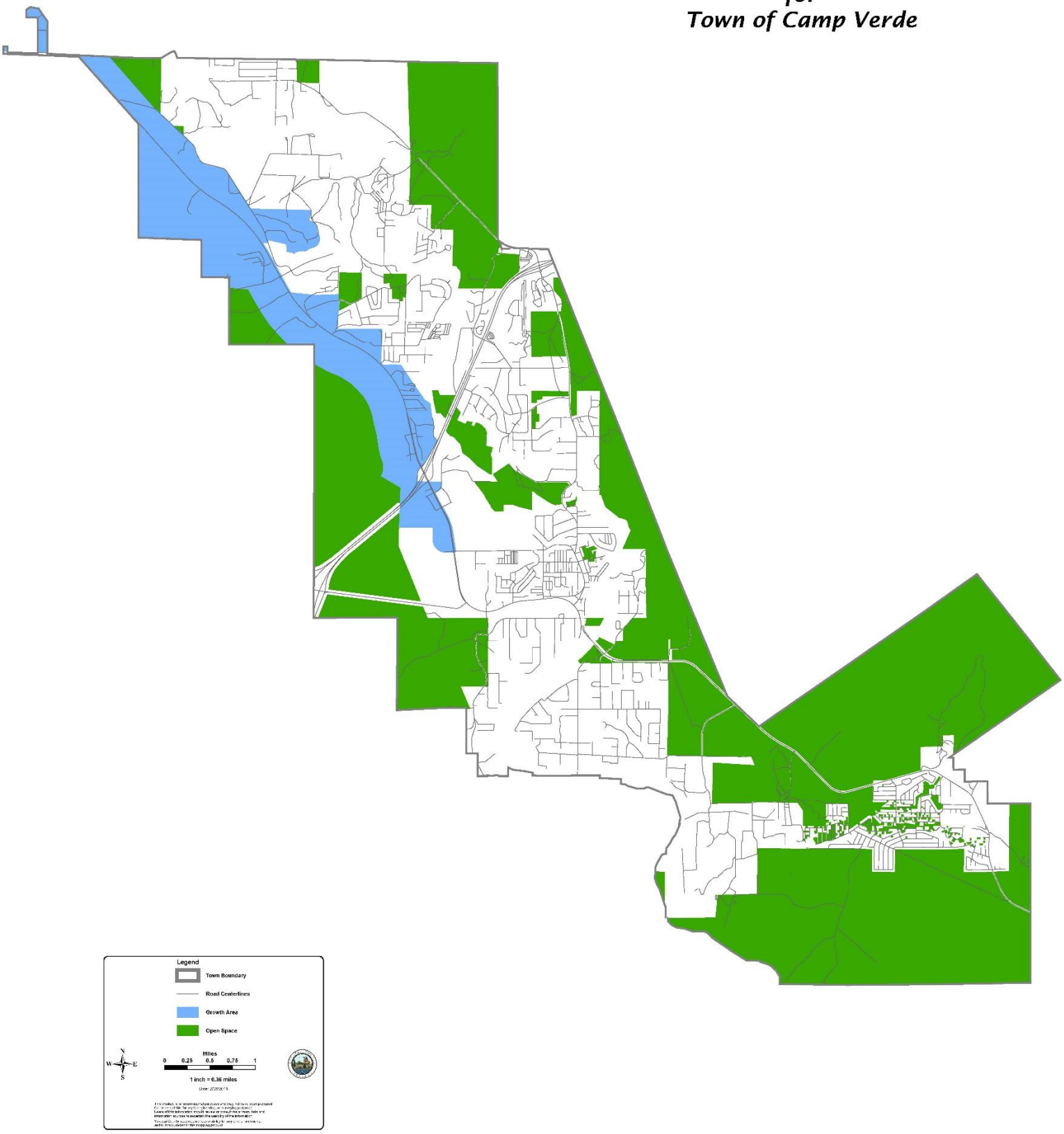
Growth Area and Open Space for Town of Camp Verde



Goals & Implementation Strategies:

A. Goal: Encourage balanced commercial development that is convenient to residential areas, visitor travel patterns and main roads, and is compatible with cost-effective construction of infrastructure.

Implementation Strategy:

A. 1. Direct commercial development to areas currently located on major collector roads where water, sewer and electric are existing & anticipated.

A. 2. Encourage infill on existing commercial and industrial zoned property.

B. Goal: Encourage scenic buffers and safe access from State Route 260 to areas designated for development.

Implementation Strategy:

B. 1. Ensure that development in growth areas is compatible with the Circulation & Transportation element guidelines and coordinate with the Arizona Department of Transportation (ADOT) access plans if applicable.

B. 2. Coordinate any development with trails guidelines from the Circulation & Transportation element such as providing multi-modal paths within road easements linking neighborhoods and commercial areas.

B. 3. Encourage securing grants, improvement districts and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.

B. 4. Coordinate with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.

C. Goal: Growth will be located in a manner that protects natural areas, scenic view-scapes and is compatible with surrounding land uses.

Implementation Strategy:

C. 1. Encourage protection of natural drainage, vegetation and wildlife corridors and riparian areas.

C. 2. Encourage the creation of open space trails, appropriate for commercial and residential developments.

C. 3. Coordinate with neighboring jurisdictions to conserve significant natural resources and natural areas.

Growth Area Implementation Guidelines:

Parcels within the designated growth area have a reasonable expectation to be rezoned subject to practical requirements to meet the intended development of the Growth Area element of the general plan. Conversely, parcels outside the designated growth area~~s~~ should not expect to be rezoned to a higher intensity activity.

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Chapter 6

Cost of Development

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Vision Statement:

Development will be conveniently located to, and compatible with existing infrastructure in order to protect taxpayers and existing businesses from having to assume financial responsibility for additional infrastructure required for new development. The Town's government will equitably assess and manage the fiscal and capital impacts resulting from new development to maintain and improve the existing level of services and infrastructure.

State Requirements:

The Cost of Development element of the Town of Camp Verde's 2016 General Plan is mandated by Arizona Revised Statutes 9-461.5, which stipulates that communities larger than 2,500 inhabitants must include a Cost of Development element. According to ARS §9-461.5:

> **4.** A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:
>
> > **(a)** A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
> >
> > **(b)** A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

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Goals & Implementation Strategies:

A. Goal: Explore fair and reasonable revenue sources to provide for the costs of mitigating the impacts of growth.

Implementation Strategy:

A. 1. Review fee schedules annually to ensure equitable costs and to maintain current level of service standards for new development.
A. 2. Ensure that policies and ordinances are designed to require new developments to fund costs associated with these developments.
A. 3. Identify fees and other revenues and funding mechanisms that may be used to pay for the expansion of operations, other costs of growth, and new facilities generated by new development.
A. 4. Ensure owners and developers are responsible for the cost of construction and provide maintenance of infrastructure serving their development.

B. Goal: Strive for a stable revenue stream to maintain and improve existing community services and amenities.

Implementation Strategy:

B. 1. Encourage commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
B. 2. Utilize the 260 West, Finnie Flat, and Downtown character areas, as well as the major Interstate 17/State Route 260 interchange as commercial activity centers to attract shoppers and visitors from other communities into the Town of Camp Verde.
B. 3. Ensure local sales revenues and service fees are adequate to maintain standards of service.
B. 4. Research and acquire federal and state funding in the form of grants.

C. Goal: Regularly review the needs and costs of services provided by the town.

Implementation Strategy:

C. 1. Use the Capital Improvements Plan to prioritize services, and expenses.
C. 2. Require the Capital Improvements Plan to be reviewed and updated on an annual basis.
C. 3. Develop guidelines to clearly establish the level of services provided by the Town and review regularly in relation to the current budget.

Implementation Challenges:

The planning area is served by a spectrum of public and private services. A proper understanding of the cost of development will require cooperation with public entities offering services, and a more thorough understanding of private costs associated with the provision of services in the planning area. At this time the authority for services and infrastructure decisions does not reside entirely with the Town government. The General Plan is intended to establish an important basis for further cooperation between all agencies.

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Chapter 7

Housing

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Vision Statement:

Camp Verde provides a mix of residential densities to accommodate a variety of housing and lifestyle opportunities, while supporting the health, safety, and welfare of all residents by encouraging and actively seeking reasonably priced housing opportunities.

Introduction:

Camp Verde is not required by Arizona Revised Statute to include a housing element in its general plan. However, the preservation and development of adequate housing in Camp Verde is a significant consideration for elected and appointed officials, as well as Camp Verde residents and business owners. Camp Verde's leadership recognizes that housing, one of the most basic human needs is also a fundamental component of ensuring continued community and economic vitality. As a result, Camp Verde has elected to include a housing element in its general plan.

Central to the success of the housing element, is the following policy statement taken from the 2005 General Plan which reflects the commitment of the community to address existing conditions and meet goals:

> "The Town of Camp Verde will strive to maintain and foster an environment where a variety of safe and affordable housing opportunities are available for all age groups and socio-economic levels. The community's success in economic diversification and job creation is directly linked to affordable housing within the community."

2010 Assessment of Housing Stock:

The U.S. Census indicated that the Town of Camp Verde's 2010 population was 10,873. This represented approximately 5.2% of the population of Yavapai County. The chart below shows the percentage of the population for various age groups. As of the 2010 Census, in terms of housing needs, the largest population category was between 25 and 54 years.

TABLE 7.1 - 2010 Camp Verde Population by Age Categories

AGE BRACKET	PERCENT	NUMBER
Total Population	**100%**	**10,873**
Under 5 Years	5.8%	633
5 – 19 Years	18.9%	2,052
20 – 24 Years	5.3%	575
25 – 54 Years	35.6%	3,867
55 – 59 Years	7.3%	796
60 – 74 Years	19.0%	2,067
75 & Over Years	8.1%	883

Please Note: Figures in this table have been provided by the U.S. Census Bureau. Please visit http://www.census.gov for additional information.

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According to the 2010 Census information, Camp Verde had 4,566 housing units. A majority of these (65%) were single-family, site-built residences, with manufactured homes accounting for the remaining 35% percent of the Town's housing stock.

In 2010, the average number of Multiple Listing Service (MLS) listings for single-family dwellings in Camp Verde was 200. Of these, eighty (80) listings (40%) were foreclosures, leaving an average of 120 single-family listings not in foreclosure.

2015 Assessment of Housing Stock:

A demographic overview was prepared for Yavapai College in 2014 by Economic Modeling Specialists International (EMSI). This overview indicated the population of Camp Verde in 2014 to be 11,425 people which represents approximately 5.2% of the population of Yavapai County. The chart below shows the percentage of the population for various age groups according to the data collected by EMSI. According to the data prepared by EMSI the largest population category in 2014 in terms of housing needs was between 25 and 54 years.

TABLE 7.2 - 2014 Camp Verde Population by Age Categories

AGE BRACKET	PERCENT	NUMBER
Total Population	**100%**	**11,425**
Under 5 Years	5.1%	584
5 – 19 Years	17.3%	1981
20 – 24 Years	5.3%	608
25 – 54 Years	33.0%	3762
55 – 59 Years	7.6%	866
60 – 74 Years	22.7%	2586
75 & Over Years	9.0%	1038

Please Note: Figures in this table have been provided by Economic Modeling Specialists International (EMSI). Please visit http://www.economicmodeling.com for additional information.

Camp Verde's 2015 housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. Many neighborhoods are situated near densely vegetated waterways such as the Verde River, Beaver Creek, and Clear Creek, or on one of the many historic ditches. Low density and large lot areas typically enjoy setbacks that provide privacy and screening from noise and traffic. There is also higher density housing located near retail and health care.

The Town of Camp Verde provides sewer services to approximately 950 homes and businesses while the remaining units utilize septic systems. Private water companies service approximately 2,444 units, while remaining units are served by private wells.

The table below, provided by Yavapai County's Assessors Office, notes the 2014 available housing in Camp Verde, segregated by housing classification.

TABLE 7.3 – Residential Structure Type By Residential Property Grouping

Residential Structure Type	Count	Approximate Unit Count	Percent	Cumulative Percent	Comments
Site Built	2,186	-	50.9%	50.9%	Includes single family residences. May include guest houses, guest quarters or other similar site built buildings.
Factory Built/Modular*	24	-	.6%	51.5%	
Condo Less Than 3 Stories	21	-	.5%	52.0%	Includes townhouses, row houses, patio, and cluster homes. May include carports, garages or other buildings.
Duplex One Story	11	-	.3%	52.4%	
Duplex Two Story	1	-	.0%	52.4%	
Triplex One Story	1	-	.0%	52.4%	
Multiple - Residential	32 32	182	.7%	53.1%	Includes multiple duplex or triplex buildings, apartment buildings, fourplex buildings or greater, or any combination of the above.
Mobile Home**	2,006	-	46.8%	99.9%	Includes mobile homes produced before June 15, 1976, and manufactured homes produced after June 15, 1976.
Recreational Vehicle Parks	7	700	.1%	100.00%	A property with four or more travel trailer or recreational vehicle spaces.
Total	**4,289**	**882**	**100.0%**		

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.

Disclaimer: Maps and parcel information is believed to be accurate but is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data. For additional information please visit http://gis.yavapai.us.

*Factory Built Buildings: A factory-built building, also referred to as a modular building, is a residential or nonresidential building which is either wholly or in substantial part manufactured at an off-site location, however it does not include a manufactured home, recreational vehicle, or mobile home. Factory built buildings are distinguished from manufactured housing by the building code specifications to which the building is built. Manufactured housing is built to the HUD Code. Factory built buildings are built to International Building Code.

**Arizona property valuation statutes define a "mobile home" as a structure that is transportable in one or more sections including the plumbing, heating, air conditioning, and electrical systems that are contained in the structure and that, when erected on site, is either of the following: 1. Greater than eight feet in body width, thirty-two feet or more in body length and built on a permanent chassis; 2. Regardless of the size, used as a single-family dwelling or for commercial purposes with or without a permanent foundation.

Mobile Home: A structure built prior to June 15, 1976, on a permanent chassis, transportable in one or more sections, and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. This category does not include recreational vehicles or factory-built buildings.

Manufactured Home: A structure built on or after June 15, 1976, that is eight or more feet wide and forty or more feet long, has a permanent chassis, is transportable in one or more sections, is equipped with complete plumbing, heating, and electrical systems from the factory, and is designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. Manufactured housing is built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, and Title VI of the Housing and Community Development Act of 1974. Federal regulations control both the design and construction of all manufactured housing.

In 2014, the average number of Multiple Listing Service (MLS) listings for single-family dwellings in Camp Verde was 110. Of these, only four listings were in foreclosure. During the first six months of 2015, seventy five (75) single-family homes were sold in Camp Verde. 75% of these homes were listed for under $200,000, 14% were listed for between $200,000 and $300,000, and 11% were listed for over $300,000. More than 80% of these single-family dwellings were purchased by retirees.

Camp Verde has a number of rental opportunities some of which are available for income qualified families.

During the first six months of 2015, occupancy rates for residential rental properties in Camp Verde were at or near 100%. This was true for all classes of rental properties, and reflects a circumstance of demand exceeding supply.

Goals & Implementation Strategies:

A. Goal: Encourage a variety of housing types and densities to provide opportunities that are compatible within their respective character area.

Implementation Strategy:

A. 1. Developments should be compatible in terms of character density and use as defined in the individual character areas.

A. 2. Encourage higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.

A. 3. Promote alternate housing development concepts, such as clustering on lands that have large open space, riparian, or other sensitive aspects.

A. 4. Encourage public and neighborhood participation in proposed projects.

A. 5. Encourage in-fill housing development as opposed to sprawl.

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Chapter 8

Circulation, Trails & Transportation

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Vision Statement:

A variety of circulation, trails and transportation systems will be provided within the Town of Camp Verde. These systems will be designed, constructed and maintained in conjunction with the Land Use element plan in a manner that will provide convenient and safe travel.

Introduction:

This element consists of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes, trails and any other modes of transportation as may be appropriate, all correlated with the Land Use element plan. The following is an assessment of the current trails and roadways, along with a listing of proposed improvements as of 2015.

Several new road projects are scheduled to be completed in the next few years. State Route 260 will be improved to a four-lane highway from Wilshire Road to Thousand Trails Road. A round-a-bout will be constructed at the intersection of State Route 260 and Industrial Drive/Goswick Way. The third and final phase of the Townsite Street Improvement Project will repave Arnold, 3rd, 4th, 5th Streets and Arnold Terrace. Engineered plans will be prepared for the future construction of Finnie Flat Road and the tri-intersection of Main Street, Montezuma Castle Highway, and Finnie Flat Road. The Finnie Flat Sidewalk Improvement Project is also scheduled to include improvements to match the Main Street Improvements constructed in 2004-2005.

There are a limited number of designated bike paths in the Town. There are plans to extend these along State Route 260 with its improvements. The Town envisions interconnecting neighborhoods and businesses with bike paths.

Circulation Map:

The attached Circulation Map shows major and minor arterials, collector streets, and bike paths within town limits. Major arterials, which have access control, channelized intersections, and restricted parking, collect and distribute traffic to and from minor arterials. Minor arterials, which have signals at important intersections and stop signs on side streets, collect and distribute traffic to and from the collector streets. Collector streets gather traffic from local streets and connect with minor and major arterials. Designated bike paths, which are limited, occur on minor arterials. This map is provided for informational purposes only. Street maps for Camp Verde are available through a variety of sources such as the Town of Camp Verde Visitor Center, Yavapai County Geographic Information Systems (GIS), and Arizona Department of Transportation (ADOT).

Trails Map:

An attraction for the Town is its extensive trails system. The attached Trails Map is intended as an orientation map to the major trail recreation resources available to residents of and visitors to the Town of Camp Verde. It displays the existing network of roads, hiking, biking and equestrian trails as well as motorized trails. In addition, it shows river access points and other associated recreation resources including day use, campground and information facilities. Included are official trails, major non-designated trails and historic trails. The map is not intended for field use by recreation users due to its broad scope and lack of specific detail. Recreation users are encouraged to utilize U.S. Forest Service (USFS) maps, United States Geological Survey (USGS) maps, commercial maps as well as local information from public land managers to obtain the necessary level of detailed information required to safely enjoy these resources. Our public lands offer many additional opportunities for non-motorized travel other than those shown on this map.

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Goals & Implementation Strategies:

A. Goal: Promote the design of multi-modal systems to improve public safety and access while preserving our rural lifestyle.

Implementation Strategies – Roads:

A. 1. Maintain the character of Main Street in order to protect the rural and historic nature of the downtown area including Fort Verde State Historic Park.
A. 2. Encourage road proposals that protect view sheds.
A. 3. Encourage streetscape guidelines to separate non-motorized paths from roadways.
A. 4. Promote the identification of historically significant ranch roads as part of the Town's circulation system.
A. 5. Improve natural drainage alongside roadways when improvement projects are undertaken.
A. 6. Provide for bike paths and lanes within road easements linking neighborhoods and commercial areas, where feasible, when road widening and resurfacing projects are considered.

Implementation Strategies – Trails:

A. 7. Encourage cooperation to retain and establish low maintenance trails with public and private entities.
A. 8. Adopt standards within town ordinances, including recommendations to ensure inclusion of trails within new development.
A. 9. Investigate potentially creating a trail map for the Town of Camp Verde which would identify existing trails and paths with trailhead signage and provide amenities where possible.

B. Goal: Provide access to link parks, open space and neighborhoods, providing for ease of movement and safety for multi-modal transportation.

Implementation Strategies - Roads:

B. 1. Promote a convenient and handicapped accessible public transit system to link the town site, tourist attractions, commercial areas, schools, neighborhoods, parks, trails systems, and neighboring towns.
B. 2. Promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, with road widening and resurfacing projects.

Implementation Strategies – Trails:

B. 3. Promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, during road widening and resurfacing projects.
B. 4. Create an updated Trails Map to provide current information about recreation opportunities.
B. 5. Encourage easements from the U.S. Forest Service, County, State and property owners to

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enhance trail systems.

B. 6. Identify and develop walkways and trails that link neighborhoods and open space to preserve a “sense of community”.

C. Goal: Coordinate with property owners, town officials, and appropriate agencies to improve transportation corridors within designated growth areas.

Implementation Strategies:

C. 1. Coordinate with the Arizona Department of Transportation (ADOT), property owners and others to provide comprehensive transportation/access plan adjacent to State Route 260.

C. 2. Promote adequate access to commercial and mixed use within growth areas.

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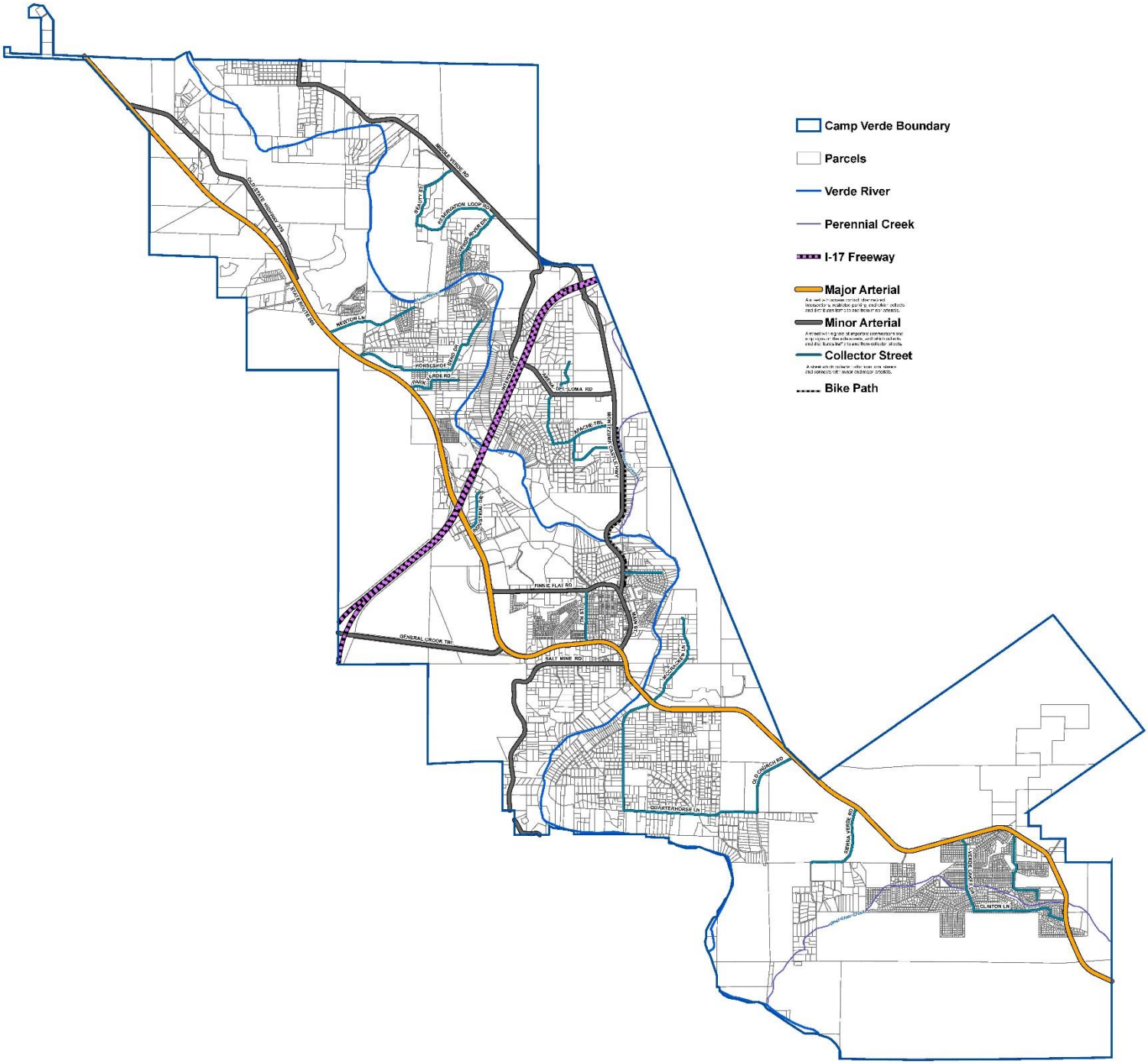
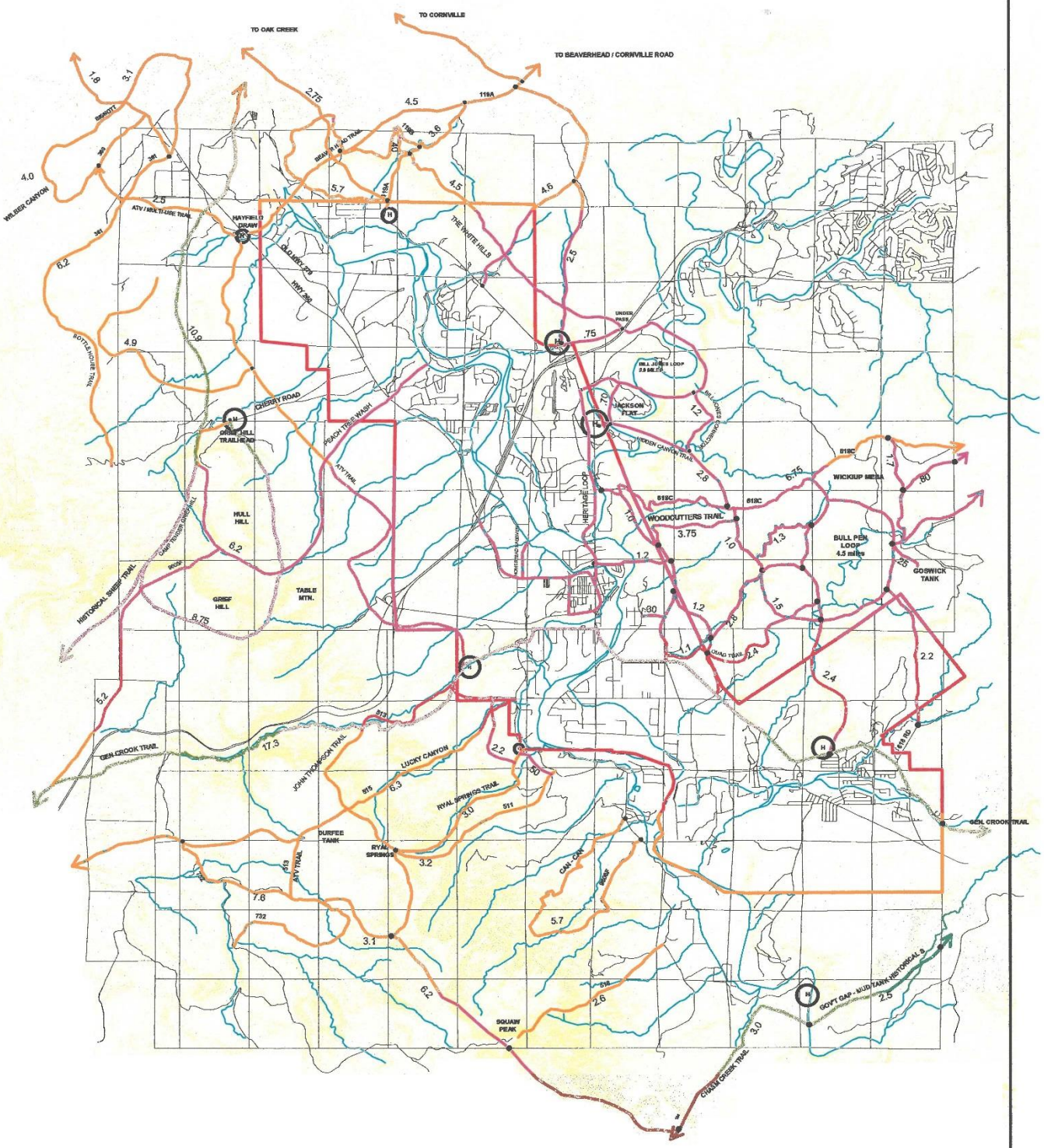

Camp Verde Boundary
Parcels
Verde River
Perennial Creek
I-17 Freeway
Major Arterial
Minor Arterial
Collector Street
Bike Path
MIDDLE VERDE RD
OLD STAGE HIGHWAY 260
RIVER ROAD
MERTON LN
HORSESHOE BEND RD
PARK LANE RD
WILLOW CREEK RD
DEL LOMA RD
APACHE TRL
MOUNT CONNOR RD
FINNIE FLAT RD
GENERAL CROOK TRL
SALT MINE RD
QUARTERHORSE LN
OLD CHURCH RD
SENTA VERDE RD
CLINTON LN



TRAIL HEAD	(H)
HISTORIC TRAIL	
DEDICATED TRAIL	
NON-DEDICATED TRAIL	
HYDROLOGY	
CONTOURS	
STREETS	

Camp Verde Trails Map

Generated for the Town of Camp Verde 2005 General Plan
Ratified and Adopted March 8, 2005

General Disclaimer:

The Town of Camp Verde shall assume no liablity for the information contained on this map. This map is being provided in the General Plan to give the public an overall sense of the multitude of trails available in and around the Town of Camp Verde.

This map is strictly for informational purposes only, and should not be used in place of official trails/recreational maps printed by the U.S. Forest Service or other legal authroitics. Please refer to the U.S. Forest Service, specifically the Coconino and Prescott National Forests for additional information regarding the area's trails, and recreational guidelines.

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December 2004

Chapter 9

Open Space & Recreation

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Vision Statement:

Open space within Camp Verde will protect sensitive natural areas and scenic vistas and provide a variety of recreational opportunities. Open space will be considered in future development as a means to preserve the community's rural character by providing buffers between different types of land uses and by working with developers to designate portions of new development as natural areas.

State Requirements:

The Open Space element of the Town of Camp Verde's 2016 General Plan is mandated by Arizona Revised Statutes 9-461.05, which stipulates that communities larger than 2,500 inhabitants include an Open Space element. Arizona Revised Statues 9-461.05 also states:

1. An open space element that includes:

(a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.

(b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.

(c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

Definitions:

Open Space is defined by Arizona Revised Statutes 37-311 as "land that is generally free of land uses that would jeopardize the conservation and open space values of the land or development that would obstruct the scenic beauty of the land." Open space is described as:

Developed: Areas that may include turfed-parks, schools, golf courses, horse staging areas, trails, picnicking areas and bike paths and pathways.

Natural Environment: Includes forestland, riparian areas, wilderness areas, preserves, protected sites, and topographical areas that are unsuitable for development including steep slope and flood plain areas.

Limited Development: Scenic-drive corridors, vista corridors, and public recreational amenities that minimally impact the natural environment.

Agricultural Land: Lands that are used or can be used principally for raising crops, fruits, grains and similar farm products. For purposes of the general plan, Ranch land is also included in this category.

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Inventory:

The list below meets Arizona Revised Statute 9-461.05 by citing an inventory of open space areas, recreational resources and designations of access points to open space areas and resources within and bordering the Town that are available for public access and/or use at the adoption of this general plan. This list may not be all-inclusive.

Bordering the Town of Camp Verde
Black Hills
Jackson Flat
Squaw Peak
White Hills
Wild & Scenic Verde River
Wingfield Mesa

Campground
Clear Creek Campground & Staging Area

Cemeteries
Clear Creek Cemetery & Church
Middle Verde Cemetery
Squaw Peak Cemetery

Misc. Open Space Locations
Clear Creek Floodway in Verde Lakes
Forest Service Airstrip & Surrounding Area
National Forest Service Prehistoric Salt Mine

Parks
Arturo Circle Neighborhood Park
Butler Park
Fort Verde State Park, Parade Ground, & Picnic Area
Heritage Pool
Heritage Skate Park
Future Homestead Park
Future I-17/Parsons Park
Rocking River Ranch (State Park)
White Bridge River Front Park
Future Town of Camp Verde Community Park
Black Bridge River Front Park/Rezzonico Park

Pathways
Pecan Lane Pathway
Quarterhorse Pathway
Salt Mine Road Pathway

Playgrounds
Town Complex Soccer Field & Playground
Verde Lakes Property Owners Playground

Trail Heads
Copper Canyon Multi-Purpose Trailhead (General Crook Trail)
Grief Hill Trailhead on Cherry Road
Trail 119A by Overlook Acres

River Access
Beasley Flat
Black Bridge
Bullpen
Clear Creek
Gap Creek
White Bridge

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TABLE 9.1 – Forecasted Need - Camp Verde Recreation Inventory and Evaluation*

ACTIVITY	GOAL/POPULATION*	STANDARD**	INVENTORY	(DEFICIENCY) OR SURPLUS
Amphitheater	1/ 25,000	0	0	0
Basketball – Outdoor	1/ 2,500	4	2	(2)
Basketball – Indoor	1/ 10,000	1	1	0
Baseball –	1/ 5,000	2	1	(1)
Lighted	1/ 10,000	1	1	0
Softball – Lighted	1/ 2,500	4	1	(3)
Practice Fields	1/ 5,000	2	2	0
BMX	1/ 25,000	0	0	0
Equestrian Arena	1/Community	1	0	(1)
Football	1/ 3,000	3	1	(2)
Hiking/Walking/Biking Trails	1/ 2,500	4	200 + miles	200 + miles
Horseback Riding	1/ 1,000	11	200 + miles	200 + miles
Hiking/Walking/Biking Trail Head ***	1/ 2,500	4	3	(1)
Horseback Riding Trail Head ***	1/ 1,000	11	2	(9)
Multi-Use Recreation Facility	1/ 10,000	1	1	0
Picnicking – Tables/	1/ 500	22	30	8
Shelters	1/ 2,000	5	5	0
Playground	1/ 2,500	5	4	(1)
River Access Points (Designated)	1/ 2,000	5	4	(1)
Skateboard park	1/ 25,000	0	1	1
Soccer	1/ 3,000	8	2	(6)
Swimming	1/ 25,000	1	1	0
Tennis	1/ 5,000	2	1	(1)
¼ mile track	1/ 7,500	1	0	(1)
Volleyball	1/ 5,000	2	1	(1)

NOTE: These figures do not include Private Facilities, Yavapai-Apache Nation, Camp Verde Unified School District or Home Owner Associations facilities.

* Goal/Population recommended by the Camp Verde Parks & Recreation Commission in 2005 in conjunction with the Arizona Department of Commerce. Example: 1/2500 is 1 per 2500 residents.

** Based on 2010 Census population of 10,873.

*** Some trailheads are outside Town Limits but accessed by roads originating in Town limits. A larger network of designated & undesignated trails access by non-designated/unimproved trailheads is available for motorized and non-motorized.

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Goals & Implementation Strategies:

A. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[10]

Implementation Strategy:

A. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.

A. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

A. 3. Encourage recreation that is compatible with the natural and cultural environment.

A. 4. Work with the governmental agencies, and public/private organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and to provide trail corridors.

A. 5. Purchase from willing sellers, high priority lands needed for riverside parks and trails when possible.

A. 6. Collaborate with Arizona State Parks and their goal of developing recreational facilities and the Rockin' River Ranch as a recreation destination.

B. Goal: Advance the development of the Town owned Community Park.

Implementation Strategy:

B. 1. Update the design of the proposed park.

B. 2. Obtain public and private funding for park development.

C. Goal: Work cooperatively with the local school system, governmental agencies and public/private organizations to develop and conduct educational programs that explain the value of riparian areas.

Implementation Strategy:

C. 1. Encourage the Town Parks and Recreation staff to work with schools, governmental agencies and public/private organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.

C. 2. Encourage the Town to work with governmental agencies and public/private organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.

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[10] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

D. Goal: **Institute a comprehensive open space plan that designates areas for permanent retention as desired preservation space and recreation opportunities.**
(See Exhibit A, Proposed Topics for the Camp Verde Open Space Plan.)

Implementation Strategy:

D. 1. Work cooperatively with Yavapai County and other Verde Valley communities including the Yavapai-Apache Nation and Public Land Managers to prepare and implement a Town of Camp Verde Open Space Plan that protects critical open space and offers recreational opportunities.

D 2. Encourage community standards that promote voluntary preservation of the historical and natural environment and open space character of the Town.

D. 3. Coordinate with other entities, such as U.S. Forest Service, Arizona State Parks, National Park Service, Yavapai County, Yavapai-Apache Nation, developers, to provide open space, trail system interconnectivity, and shared cost of maintenance.

D. 4. Encourage new development to include mini-parks providing active and passive recreational opportunities such as barbecues, ramadas, picnic tables, children's playgrounds, horseshoes, volleyball areas, etc., in medium to high-density residential zones. Encourage property owner's associations to maintain existing or create new neighborhood/pocket parks.

E. Goal: **Preserve the valuable natural resources including hillsides, and riparian areas and other open space to protect their aesthetic and habitat amenities to enhance the rural character of the area.**

Implementation Strategy:

E. 1. Encourage the preservation of dedicated open space areas in their natural state.

E. 2. Preserve scenic view sheds.

E. 3. Preserve the valuable natural resources of the hillsides and protect their aesthetic and habitat amenities to enhance the rural character of the area.

E. 4. Consistently communicate with the U.S. Forest Service and other stakeholders about the community's desire to maintain scenic view sheds and open space.

E. 5. Develop partnerships with volunteer organizations and other groups that would assist in management activities and preservation of U.S. Forest Service/National Forest lands.

E. 6. Encourage land owners and developers to maintain land with slopes of 10% or greater as open space areas due to the complexity of providing road access and utility services, and negative environmental effects of erosion and visual intrusion.

F. Goal: **Promote the maintenance of wildlife corridors to allow for their natural migration and feeding practices that will help maintain healthy and diversified species.**

Implementation Strategy:

F. 1. Designate as natural open space, areas identified by governmental agencies and environmental organizations for habitat preservation.

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F. 2. Develop policies to reduce barriers within town boundaries to maintain wildlife migration patterns.

F. 3. Coordinate with governmental agencies, and public/private agencies or organizations to evaluate and maintain habitat for endangered species.

G. Goal: Designate historic routes within the Town's boundaries.

Implementation Strategy:

G. 1. Utilize the Trails Committee's work on designating historic routes.

G. 2. Work with property owners and public land managers to create and maintain trails/routes.

G. 3. Designate a corridor system of recreation, trails and educational features related to historical uses and people.

H. Goal: Encourage agricultural use to increase open space.

Implementation Strategy:

H. 1. Offer incentives to developers or property owners, who designate a portion of their property for agricultural use.

H. 2. Encourage agricultural landowners to participate in federal and state programs that are designed to protect the land as open space.

Exhibit A. Proposed Topics for the Camp Verde Open Space Plan

The following are possible topics that can be included in a comprehensive Open Space Plan for the Town of Camp Verde.

1. Inventory Town open space, riparian, and trail features in a format that can be easily updated for the plan.
2. Recommend that new developments have trails and trail heads within its property and along borders for interconnectivity.
3. Identify and designate public accessibility for trails.
4. Designate rights-of-way within easements designated for hiking, walking, bicycling, jogging, equestrian or other non-motorized forms of transportation.
5. Promote recreational uses along the Verde River and other natural watercourses close to existing neighborhoods, by using voluntary conservation easements, acquisition of development rights, grants and other funding sources.
6. Collaborate with land management agencies to gain additional improved access to the Verde River, Beaver Creek, and West Clear Creek for recreational activities.
7. Coordinate with surrounding agencies to encourage development of large joint-use regional parks. Regional parks would provide a comprehensive multi-use trail system, including equestrian, walking paths and other types of trails for the community, while providing access to historic/proposed trail systems.
8. Work closely with appropriate agencies and organizations to protect, enhance and provide access to historic and trail systems.
9. Explore fair and reasonable revenue sources to fund open space acquisition/ preservation and explore additional organizations for funding and partnership opportunities.

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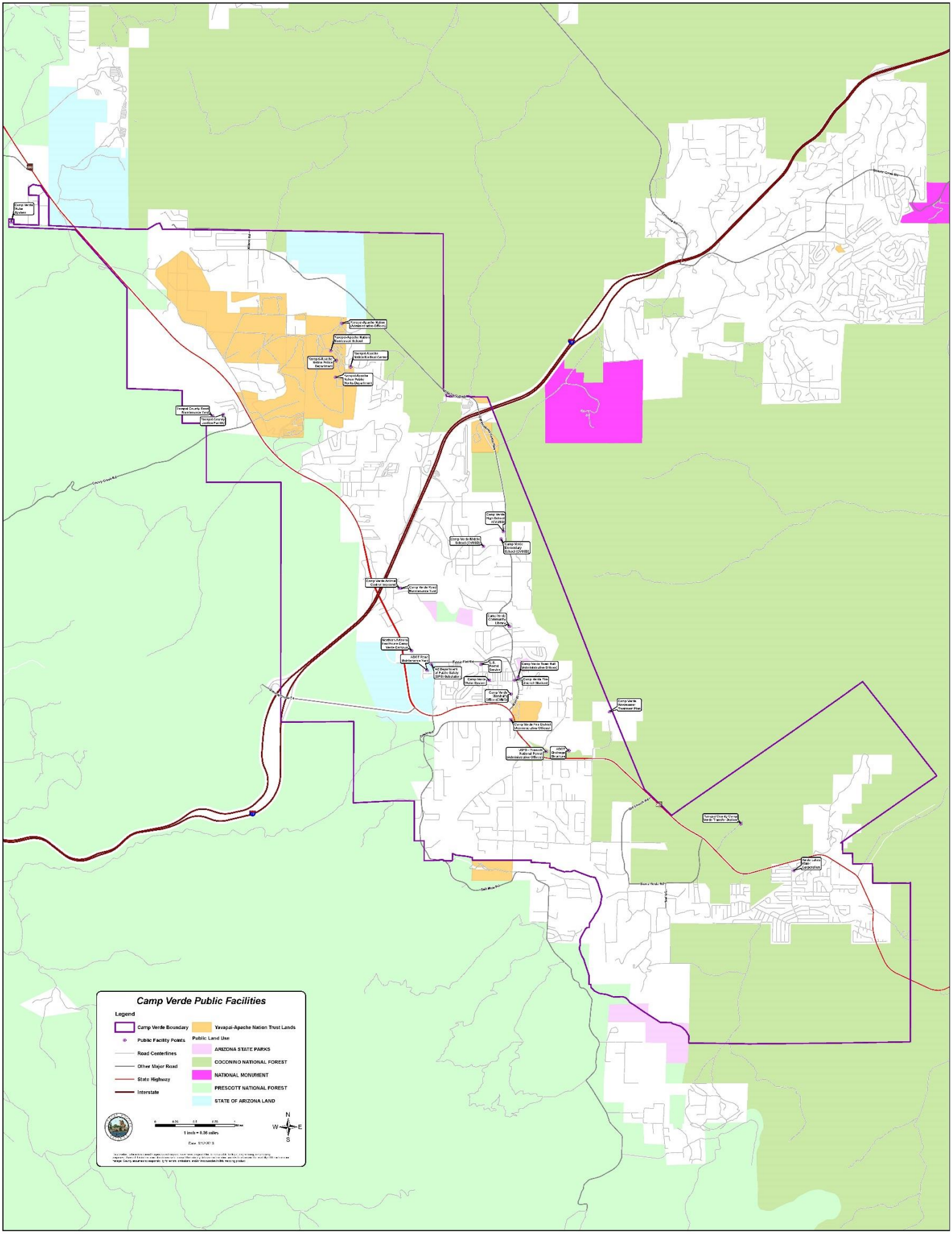
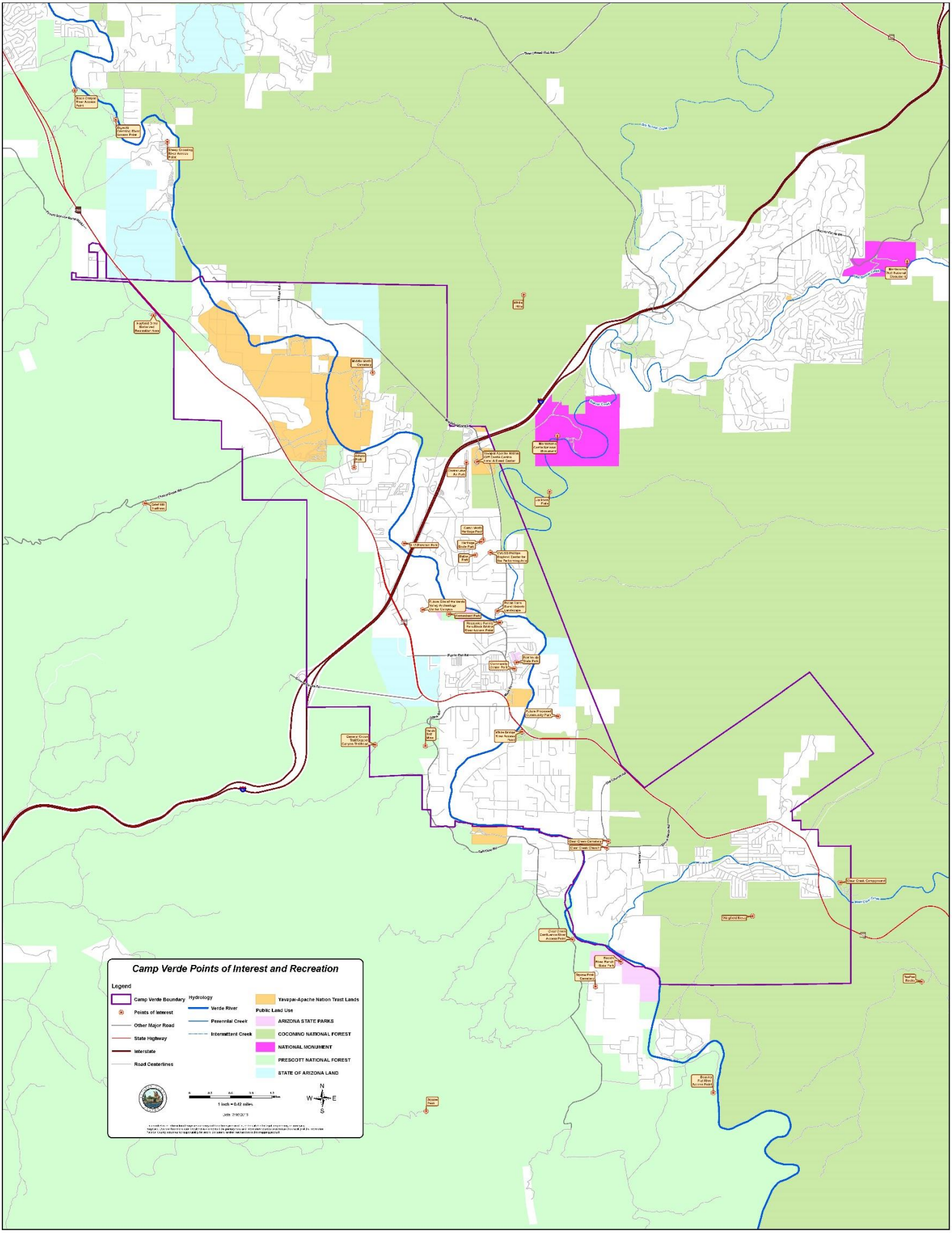

Camp Verde Public Facilities
Legend
Camp Verde Boundary
Public Facility Points
Road Centerlines
Other Major Road
State Highway
Interstate
Yavapai-Apache Nation Trust Lands
Public Land Use
ARIZONA STATE PARKS
COCONINO NATIONAL FOREST
NATIONAL MONUMENT
PRESCOTT NATIONAL FOREST
STATE OF ARIZONA LAND
1 inch = 0.38 miles
N
W
E
S
Camp Verde Water System
Yavapai-Apache Nation Administrative Offices
Yavapai-Apache Nation Elementary School
Yavapai-Apache Nation Police Department
Yavapai-Apache Nation Fire/Rescue Center
Yavapai-Apache Nation Public Works Department
Yavapai County Road Maintenance Yard
Yavapai County Justice Facility
Camp Verde High School (CVHS)
Camp Verde Middle School (CVMS)
Camp Verde Elementary School (CVMES)
Camp Verde Animal Control Impound
Camp Verde Road Maintenance Yard
Camp Verde Community Library
Northern Arizona Healthcare Camp Verde Campus
ADOT Road Maintenance Yard
Fossil Fire Rd
U.S. Marine Service
AZ Department of Public Safety (DPS) Substation
Camp Verde Town Hall (Administrative Offices)
Camp Verde Water Service
Camp Verde Fire District (Station)
Camp Verde Marshall Office (CVMO)
Camp Verde Fire District (Administrative Offices)
Camp Verde Wastewater Treatment Plant
USFS - Prescott National Forest (Administrative Offices)
ADOT Drainage District
Yavapai County Camp Verde Transfer Station
Verde Lakes Water Corporation
Cherry Creek Rd
Middle Rd
Cornville Rd
Salt River Rd
Beaver Creek Rd
Tuzigoot Rd
Tavern Ln
Bill Smith Rd


Camp Verde Points of Interest and Recreation
Legend
Camp Verde Boundary
Points of Interest
Other Major Road
State Highway
Interstate
Road Centerlines
Hydrology
Verde River
Perennial Creek
Intermittent Creek
Yavapai-Apache Nation Trust Lands
Public Land Use
ARIZONA STATE PARKS
COCONINO NATIONAL FOREST
NATIONAL MONUMENT
PRESCOTT NATIONAL FOREST
STATE OF ARIZONA LAND
1 inch = 0.42 miles
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Chapter 10

Environmental Planning

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Vision Statement:

Camp Verde will remain a community that values a high level of environmental quality. The Town will consider environmental impacts of new developments and promote practices that create and maintain a healthy, safe, and sustainable living environment.

Purpose:

According to Arizona State Statute §9-461.05, the Environmental Planning Element will include:

> **3.** An environmental planning element that contains analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

Goals & Implementation Strategies:

A. Goal: Maintain a high level of air quality.

Implementation Strategy:

A. 1. Encourage alternative modes of transportation to be implemented as the Town grows.
A. 2. Encourage low polluting heating systems as the standard for new construction.
A. 3. Encourage the use of Environmental Protection Agency (EPA) approved systems for wood and pellet stoves and gas fireplaces.
A. 4. Continue support for open burning regulations, dust abatement and air quality education.
A. 5. Encourage improvement districts which would provide for the paving of currently unimproved roads.

B. Goal: Maintain a high level of water quality.

Implementation Strategy:

B. 1. Encourage locating development in areas where water and sewer utilities exist, are planned or can be established.
B. 2. Create guidelines to incorporate Low Impact Development (LID) features to manage storm water, including new or reconstructed roadways, to improve water quality in rivers and washes through the capture and infiltration of urban runoff.
B. 3. Strive to implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan.
B. 4. Continue to expand sanitary sewer to areas of current or future growth.
B. 5. Pursue funding to allow the water quality strategies of Goal “B” to be achieved.

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C. Goal: Maintain dark skies.

Implementation Strategy:

C. 1. Maintain lighting and signage ordinances that promote dark skies.

D. Goal: Minimize noise pollution.

Implementation Strategy:

D. 1 Work with existing and proposed commercial and industrial operations to comply with the current noise ordinance.

D. 2 Require the use of noise mitigation techniques in areas of high vehicular traffic.

E. Goal: Encourage community pride and enhance the aesthetic appearance of the town.

Implementation Strategy:

E. 1. Encourage and promote public education and involvement concerning litter, illegal dumping and improper outside storage.

E. 2. Promote free dump days by notifying of dates and times they will occur.

F. Goal: Conserve the natural environment within and adjacent to the town's boundaries.

Implementation Strategy:

F. 1. Encourage the preservation of dedicated open space areas in their natural state.

F. 2. Preserve scenic view sheds.

F. 3. Preserve the valuable natural resources of the hillsides and protect their aesthetic and habitat amenities to enhance the rural character of the area.

F. 4. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities' desire to maintain scenic view sheds and open space.

F. 5. Develop partnerships that would assist in preservation of U.S. Forest Service/National Forest lands.

F. 6. Encourage land owners and developers to maintain land with slopes of 10% or greater as open space areas due to the complexity of providing road access and utility services, and negative environmental effects of erosion and visual intrusion.

F. 7. Promote cluster types of development for all new high-density developments with the use of Planned Unit Development (PUD) to provide an open space plan.

F. 8. Use public forums to determine what areas of the Town should be preserved as natural open space.

F. 9. Utilize conservation easements, acquisition of development rights, grants and other funding sources to acquire property for preservation of the natural environment.

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G. Goal: Promote conservation within the town.

Implementation Strategy:

G. 1. Promote recycling through drop off sites and educational programs.
G. 2. Promote conservation of water use through the use of treated effluent, gray water systems when appropriate and educational programs.
G. 3. Encourage energy conservation in transportation, housing and commercial sites through educational programs.

H. Goal: Coordinate with regional planning efforts to protect natural resources.

Implementation Strategy:

H. 1. Participate in regional air quality, water quality, dark skies, and open space efforts.
H. 2. Coordinate with the regional planning efforts to manage ground, surface, and treated effluent water resources.

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Chapter 11

Water Resources

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Vision Statement:

Camp Verde will be a community that places a high value on a safe and sustainable water supply for future growth and the natural environment, while protecting the water quality and needs of the existing community through practicing wise water management and water conservation.

Purpose:

The purpose of the Water Resources Element is to strengthen the ability of Camp Verde to address growth related issues by considering water demand together with land use, growth areas and infrastructure. This element addresses:

a. The currently known available surface water, groundwater and effluent supplies,
b. The future demand for water and the supply available to serve that demand, and
c. Whether additional supplies of water need to be obtained to meet future demand.

Introduction:

The Town of Camp Verde and its residents have long recognized the importance of their local water resources, particularly the Verde River, to the economic health and character of their community now and in the future. Sufficient, clean water for current and new residents, continued production from irrigated agriculture, and the river itself, which supports a growing recreational economy, are critical to the Town's prosperity.

Camp Verde is located in the Verde Valley sub-basin of the Verde River Groundwater Basin. The Town straddles eighteen (18) miles of the Verde River and two major perennial tributaries, Beaver Creek and Clear Creek, join the river within the town limits. In addition, Oak Creek, another major tributary, joins the Verde two miles north of the Town limits, supporting River flow within the Town. These watercourses support a rich riparian area and provide recreational opportunities for residents and visitors.

The flow of the Verde River and its tributary streams is affected by surface water diversions for agriculture and large landscaped areas, and by groundwater pumping for public, domestic and industrial uses. These two water supplies are vitally important to the Town and are interconnected: groundwater discharge from the aquifer to the river and streams, via springs and seeps, support~~s~~ year-round flow. Conversely surface water, flowing in watercourses, may infiltrate into the aquifer. When wells pump groundwater, they first withdraw groundwater stored in the aquifer, but overtime may intercept groundwater that would otherwise flow to the watercourse, resulting in less flow. Stream flow depletion maps developed by the U.S. Geological Survey in 2010[11] show that most of the shallow wells within Camp Verde are located in an area where, after 50 years of continuous pumping, a well would capture 90-100% of groundwater flow at the well site which would otherwise flow to the Verde River and its tributaries. In addition, where surface water diversions severely reduce flows, the health of riparian areas and wildlife is affected and recreational use is restricted. The close connection between surface and groundwater makes conservation and efficiency improvements by all water users particularly important to the health of the river and streams and the Town's other unique water resources.

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[11] **United States Geological Survey, 2010. Simulated Effects of Groundwater Pumping and Artificial Recharge on Surface-Water Resources and Riparian Vegetation in the Verde Valley Sub-Basin, Central Arizona. Scientific Investigation Report 2010-5147.**

The Town of Camp Verde does not own nor operate a municipal water system. Instead, the community is served by private water companies, regulated by the Arizona Corporation Commission. This situation presents challenges to managing the Town's water resources. In addition, some Camp Verde residents use domestic wells to meet all or part of their demand and may receive Verde River water from ditch systems which deliver critically important irrigation water. Another water resource management challenge is the variety of land ownership or management with**in** the town limits, including lands outside of the Town's legal jurisdiction, such as the U.S. Forest Service and the Yavapai-Apache Nation Lands.

As Camp Verde grows, there is the potential for additional demand on the Town's water resources. However, a number of communities in Arizona have grown without an increase in, and even reduced, overall demand. This is generally due to more efficient use of water by current users as well as a high level of efficiency achieved in new development built with water conservation and reuse features. The Town of Camp Verde is moving in this direction.

Existing and Future Supplies and Demand:

Western Resource Advocates developed a report, "Water Demand and Conservation Assessment for the Town of Camp Verde" that was supported by Town Council in July of 2014. The following water supply and demand data is extracted from that report unless cited otherwise.

Current water supplies consist primarily of surface water and groundwater. The Town acquired the Camp Verde Sanitary District in 2013 and plans to use treated effluent as a future water supply for non-potable use.

As shown in Figure 11.1, water demand is supplied by groundwater served by ten (10) community water systems, residential wells, and non-residential wells. In addition, large outdoor residential and agricultural demand is supplied by surface water delivered by ditch systems and by groundwater pumped from wells.

FIGURE 11.1 – Water Demand In 2012/2013 (Acre-Feet):

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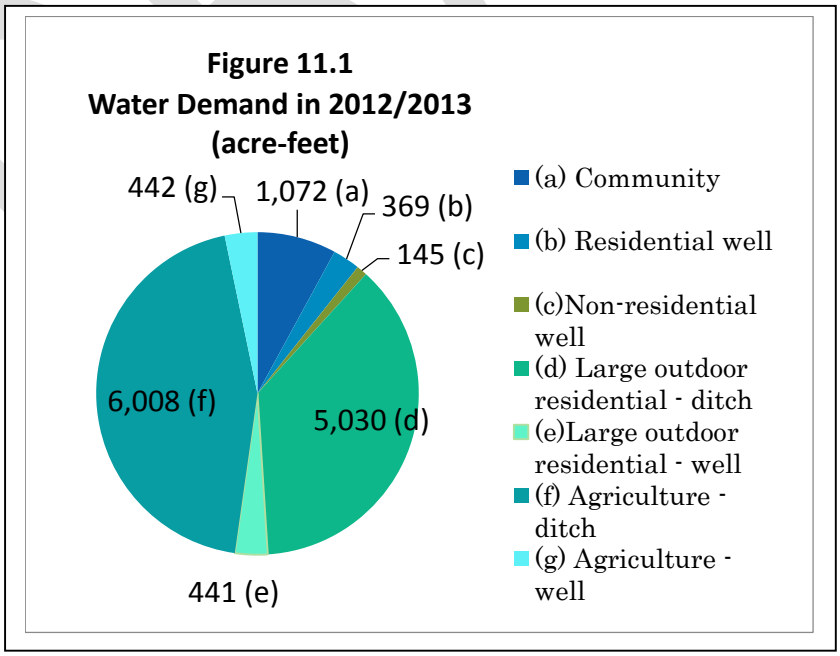

Note: an acre-foot = 325,851 gallons, enough water to fill an acre to a depth of one foot.

Table 11.2 lists actual and projected population and water demand. The Town's current population is about 11,000 and is projected to grow to around 14,000 by 2035. The low potable water demand estimate in Table 11.2 projects an increase ~~by~~ of about 350 acre-feet during that time period, assuming water is efficiently used by current and new development and barring a large population, commercial or industrial increase. Under the low estimate, agricultural and large outdoor residential irrigation demand would decrease if efficiency is improved, or acreage declines. This would result in a projected total water demand decrease from 13,509 acre-feet currently, to 12,135 acre-feet in 2035. Alternatively, if irrigation demand remains status quo at 11,921 acre-feet a year (the moderate estimate in Table 11.2), an increase in total water demand, to 13,961 acre-feet in 2035, will likely result.

TABLE 11.2 – Camp Verde Actual And Projected Population And Water Demand:

	2013 ACTUAL	2025 PROJECTED	2035 PROJECTED
Population	10,945	12,789	14,012
Potable water demand (water company & private wells) (acre-feet)	1,488		
Low Estimate	---	1,709	1,842
Moderate Estimate	---	1,720	1,864
Agriculture and large outdoor residential water demand (acre-feet)	11,921		
Low Estimate	---	11,027	10,133
Moderate Estimate	---	11,921	11,921
Industrial demand (acre-feet)	>100		
Low Estimate	---	160	160
Moderate Estimate	---	168	176
Total water demand (acre-feet)	13,509		
Low Estimate	---	12,896	12,135
Moderate Estimate	---	13,809	13,961

Notes:

- Population estimates and projections from Arizona Department of Administration-Employment and Population Statistics, 2015.
- 2013 demands from *Water Demand and Conservation Assessment for the Town of Camp Verde*, Western Resource Advocates, April 2014. Demands are based on water provider records, private well use estimates, agricultural and large outdoor residential acreage, crops and irrigation method, and an inventory of industrial users.
- Potable "low estimate" demand projections assume an annual 1% total per capita reduction based on western states per capita trends. "Moderate estimate" includes a 5% non-residential demand increase.
- Agriculture and large outdoor residential use includes surface and ground water and is the amount withdrawn or diverted. "Low estimate" projection assumes 33% reduction in agricultural acreage and demand from 2006 to 2050 (about 0.75%/year) from Central Yavapai Highlands Water Resource Management Study. "Moderate estimate" assumes no change.
- Industrial "low estimate" projections assume one additional sand and gravel facility and demand consistent with existing facilities. "Moderate estimate" assumes an additional 5% demand increase.

Regional and local water supplies are impacted by demand and also by ongoing drought conditions that have persisted for fifteen (15) years. Planning for a diverse water portfolio that includes current supplies and development of additional supplies and conservation will result in a more drought resilient future.

Types of Water Supplies in Camp Verde:

Surface Water:

Surface water is delivered by ditch systems for residential and agricultural irrigation and accounts for 82% (11,038 acre-feet) of the total water use within the Town, as shown in Figure 11.1. Ditch systems include the seventeen (17) mile long Verde Ditch and the smaller O.K., Eureka, and Diamond S ditches as well as several others. Residential irrigation includes watering of orchards, gardens, pasture, turf, and trees.

The ditch systems are owned and operated as either an association of shareholders or as a corporation that delivers water to members. Use of surface water is pursuant to an Arizona water rights system that is still undergoing adjudication but gives priority to the most senior users. The ditch companies have existed for over 100 years and this long history of use and associated water right claims or court decree (Verde Ditch), provide a high use priority. They also represent a potential significant water source available to the town through negotiation with willing right holders and ditch companies. In addition, Camp Verde has four surface water claims totaling almost sixty eight (68) acre-feet.

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. Several sections of the Verde River in Camp Verde have exceeded aquatic and wildlife use standards for turbidity/suspended sediment concentration.[12]

A 2013 U. S. Geological Survey report found that groundwater pumping between 1910 and 2005 had decreased Verde River baseflow (which provides perennial flow to rivers) by about 10,000 acre-feet/year at the Camp Verde gage downstream of Camp Verde, and that an additional 5,400 to 8,600 acre-feet/year decrease could occur by 2110[13]. While this is a long time in the future, near term regional demand reduction, increased efficiency and reuse efforts are needed to address the potential for reduced surface water flow.

Groundwater:

Groundwater is the water supply used by water systems and private well owners for drinking water in Camp Verde. It serves households, commercial, industrial and some irrigation uses. Most wells tend to be shallow and located in the floodplain alluvium, which flanks the river and has a relatively close connection to its flow. However, the largest water provider, Camp Verde Water System, has located its two main production wells outside the floodplain alluvium to the extreme northwest part of the town - an area with less direct impact on the river. Water-level change measurements in selected wells in Camp Verde show both declines and water level rises. The amount of groundwater stored in Camp Verde area aquifers has not been extensively studied. A hydrologic report prepared for the Camp Verde Water System by Herbert H. Schumann & Associates (2007)[14] provided a rough estimate of 25,600 acre-feet of recoverable groundwater per square mile to a depth of 1,000 feet.

A number of wells measured in Camp Verde have exceeded drinking water standards, primarily for arsenic. All community water systems are regulated under the Safe Drinking Water Act and treat water supplies to meet drinking water standards.

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[12] Arizona Department of Water Resources, Arizona Water Atlas, Volume 5, Section 5.5.7, August, 2009.

[13] United States Geological Survey, 2013. Effects of Past and Future Groundwater Development on the Hydrologic System of Verde Valley, AZ

[14] Herbert H. Schumann & Associates, Hydrologic Report and Application for Designation of Adequate Water Supply, Camp Verde Water System, Inc., submitted to Arizona Department of Water Resources, November 14, 2007.

As shown in Table 11.2, of the 1,072 acre-feet of groundwater pumped by the ten (10) water providers in Camp Verde (some of which have multiple separate systems), almost half is pumped by the Camp Verde Water System. The three Verde Lakes Water Corporation systems and the Yavapai-Apache Nation system are the next largest, accounting for 21% and 16% of pumping, respectively. The remaining seven systems are responsible for about 15% of the total water provider groundwater pumping.

TABLE 11.3 -Camp Verde Water Provider Data (C, 2012):

SYSTEM	PUMPAGE (ACRE-FEET PER YEAR)	DELIVERIES (ACRE-FEET PER YEAR)	CONNECTIONS		GALLONS PER PERSON PER DAY (GPPD)	
			Residential	Commercial	Residential	Total
Camp Verde Water System	513	441	1,329	184	68	126
Verde Lakes Water Corp.	222	175	879	0	83	105
Yavapai-Apache Nation	177[a]	177	251	12	NA	293[b]
Other Systems[c]	160	143	359	38	147	167
Total Camp Verde	1,072	936	2,818	234	82[d]	138[d]

Notes:

Data in Table does not include large outdoor residential use supplied by ditch systems.

[a] Pumpage data was not available. For calculation purposes pumpage is assumed equal to deliveries.

[b] Yavapai-Apache Nation's high per capita rate reflects a large non-residential demand (casino and hotel) in proportion to the Nation's population.

[c] "Other systems" often lack separate pumpage and delivery data. As a result per capita estimates are less accurate than those for the larger systems.

[d] Total Camp Verde per capita rates are prorated.

Although not required by State regulations, Camp Verde Water System has demonstrated water adequacy for its entire service area to the Arizona Department of Water Resources (ADWR), becoming a "Designated Water Provider" in 2008. This means that it has proven to ADWR that it has at least 100 years of water to serve current, committed and projected demand in its service area. In its designation, the System projected an annual demand of 622.2 acre-feet in 2017, at which time its designation status will be automatically reviewed. This designation helps to address water availability uncertainties for new development within some parts, but not all of Camp Verde. Outside of the State's active management areas, developers of new subdivisions are required to either: obtain a Water Adequacy Report that demonstrates there is sufficient water of adequate quality for 100 years; receive water from a designated water provider; or disclose an "inadequate" determination to the initial property buyer. The ability to sell lots without demonstrating an adequate water supply is a water management issue for communities. To address this the Town would need to adopt a mandatory water adequacy ordinance, authorized by legislation adopted in 2007, that would apply to all new subdivisions within its Town limits.

Treated Effluent:

Expansion of the Camp Verde Wastewater Treatment Plant (WWTP), completed in 2010, increased treatment capacity to 650,000 gallons per day (gpd) and included upgrading the treatment level to a secondary standard as well as effluent discharge to evaporation ponds. The Town accepted possession of the WWTP and delivery system in 2013 from the Camp Verde Sanitary District, which will allow it to manage the resource to meet management objectives. Upgrades to the plant are still underway to bring it to a tertiary treatment level that would expand reuse opportunities including such as those for turf irrigation and other non-potable uses. The Town currently has 1,200 sewer customers and treats about 280,000 gpd or about

314 acre-feet per year at the plant. Eight (8) tribal sewer systems on tribal lands treat another 200 acre-feet of effluent annually.

Additional Supplies:

While current water supplies are likely sufficient to meet future demand, they are not sustainable in the long-term. In order to replace supplies that are slowly being depleted (such as groundwater) and to maintain and improve the health of local river systems, additional supply development should consider the following:

Storm Water Capture:
Low impact development (LID), or Green Infrastructure design is an appropriate strategy for managing storm water, reducing potable water demand and augmenting groundwater supplies. These concepts, that include detention and infiltration of storm water and passive plant irrigation, can be incorporated into landscape, transportation and infrastructure plans. In addition, LID design has additional potential benefits of slowing traffic, improving pedestrian use and safety, and enhancing streetscapes.

Rainwater Harvesting:
Harvesting rainwater for landscape watering and other non-potable purposes allows homeowners and businesses to conserve potable water supplies. The volume of rainwater available for harvesting may be a limiting factor at certain times of year, but well-designed and managed systems can reduce potable demand and groundwater pumping. Larger-scale rainwater harvesting projects in commercial and institutional settings may also combine other sources of water such as cooling condensate and storm water.

Treated Effluent Reuse:
Upgrades and expansion of the Camp Verde WWTP will make it possible to reuse treated effluent. Current plans are for irrigation of a new 118-acre town park near the WWTP with A+ quality effluent once the necessary reuse permits are issued, and additional reuse opportunities are possible. The current WWTP capacity is capable of being doubled to 1.3 million gpd. As the volume of wastewater generally increases as population grows, it is an important future water supply. Consequently, development of this resource and extension of sewer hookups can offset some of the impact of future demand as well as provide direct aquifer and river benefits if recharged.

Conservation:
Conservation practices that reduce demand can save significant water resources and offset the need to develop new water supplies. Keeping water "in place" through conservation rather than pumping or diverting it can help meet future demand. Developing a "culture of conservation" that recognizes the value of using water as efficiently as possible in a desert should be a fundamental community standard. Water use rates in Camp Verde are relatively low but replacing old plumbing fixtures, fixing leaks and irrigating efficiently will stretch existing water supplies. Improving large scale landscape and agricultural irrigation efficiency has the potential to keep significantly more water in the River. In addition, water resources are conserved when new development is designed to use water as efficiently as possible by installing state of the art plumbing fixtures, capturing and reusing rainwater, storm water and gray water for irrigation, infiltrating storm water and treated effluent to the aquifer, and limiting high water use features such as unnecessary turf.

FIGURE 11.4 – Gallons Saved In A Typical Household By:

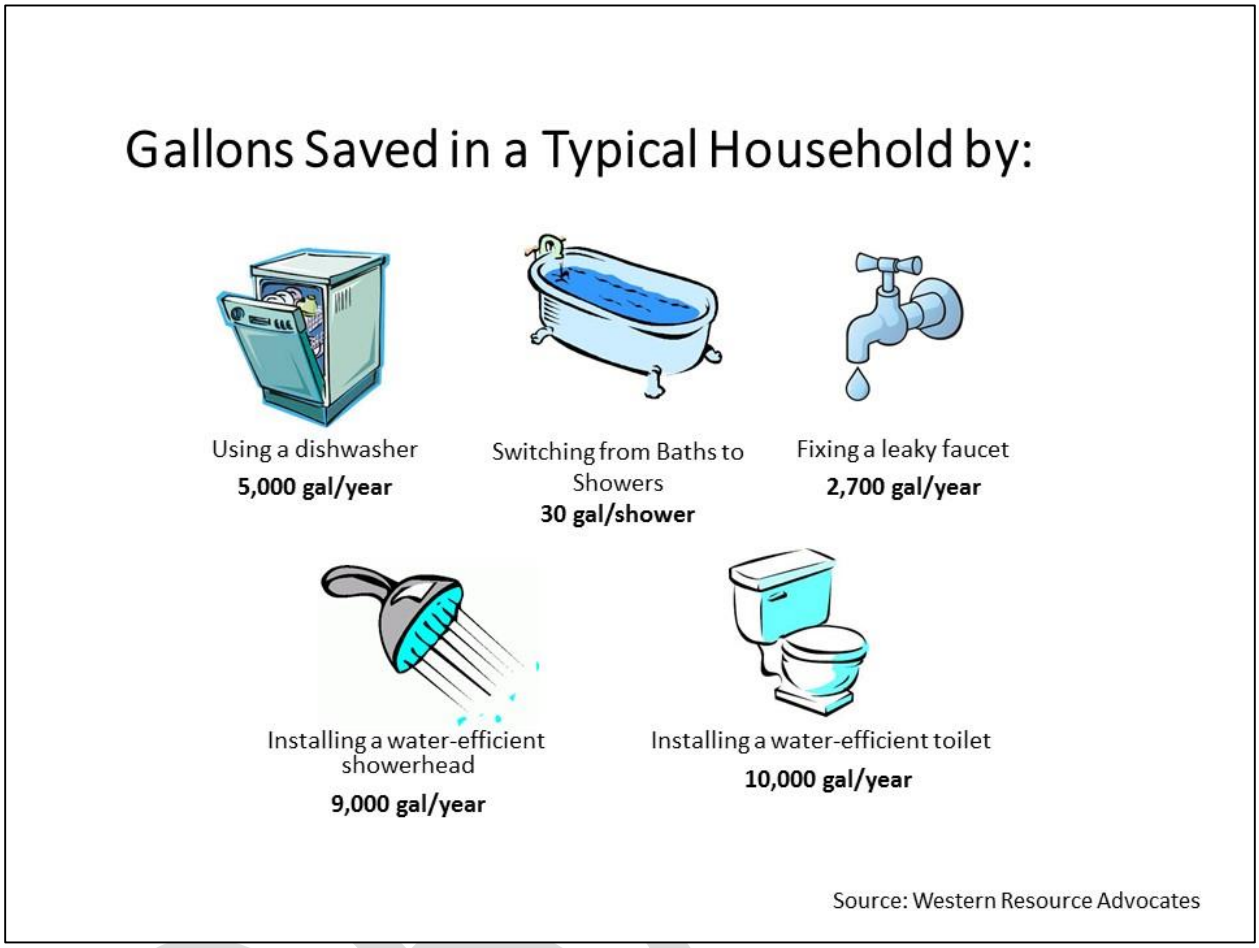
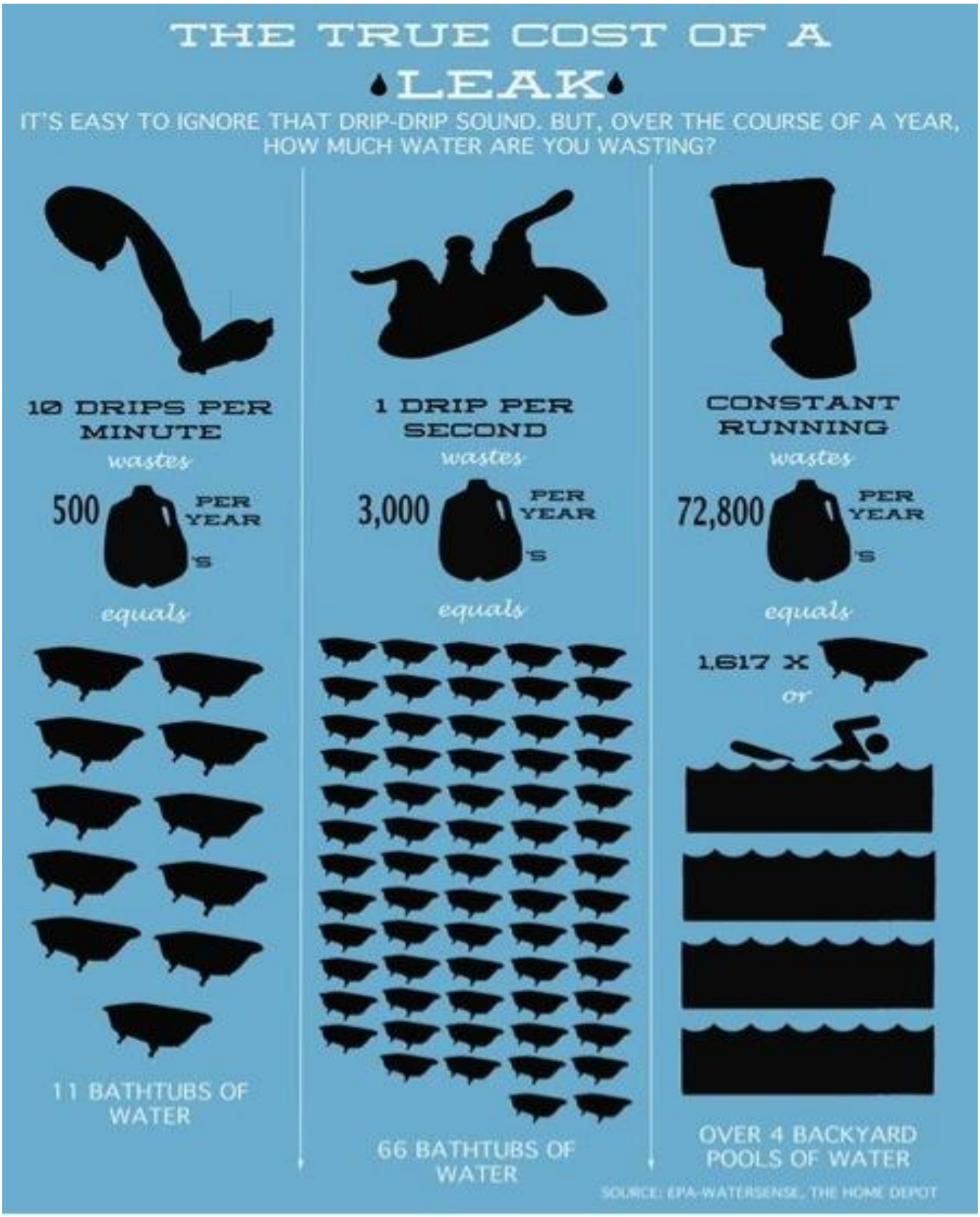


FIGURE 11.5 – The True Cost Of A Leak:



Goals & Implementation Strategies:

A Goal: Preserve and enhance the Town's unique water resources including the Verde River, creeks, associated riparian areas, groundwater, and irrigation ditches.

Implementation Strategy:

A. 1. Develop a water portfolio for the Town that includes additional sustainable water supplies including storm water, rainwater and effluent.
A. 2. Require new residential subdivisions and commercial developments to provide centralized water service whenever feasible.
A. 3. Acquire existing water companies when financially feasible.
A. 4. Inform the ditch companies of all development projects to enable them to review impacts on the ditch system.
A. 5. Pursue adoption of a Camp Verde Water Adequacy Ordinance.
A. 6. Facilitate partnerships with ditch associations and others to support agricultural efficiency improvements.
A. 7. Investigate construction of recharge basins in locations where infiltration is most effective for improving river flows.
A. 8. Continue to add to the Surface Water Rights portfolio the Town now has.

B Goal: Maintain a high level of water quality.

Implementation Strategy:

B. 1. Direct high-density development to areas where water and sewer utilities exist, are planned or can be established.
B. 2. Create a drainage system to regulate water runoff to washes, retention basins, ditches and rivers.
B. 3. Create guidelines to incorporate Low Impact Development (LID) features to manage storm water, including new or reconstructed roadways, to improve water quality in rivers and washes through the capture and infiltration of runoff.

C Goal: Encourage and promote water conservation and the reuse of water.

Implementation Strategy:

C. 1. Develop a community-wide water conservation plan, including an awareness plan, and implement Town sponsored educational programs and events promoting water conservation.
C. 2. Encourage xeriscaping practices in public areas, rights-of-way and in new commercial and residential development, including high water use plant limitations.
C. 3. Encourage water efficient irrigation in new and existing development landscaping.

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C. 4. Investigate adopting an Environmental Protection Agency (EPA) Water Sense program for high-efficiency plumbing ordinance for new development.

C. 5. Encourage new residential and commercial development to incorporate LID design, including storm water capture features.

C. 6. Reduce large outdoor residential irrigation use through education, improved efficiency and management in partnership with ditch companies, cooperative extension and others.

C. 7. Evaluate the implementation of conservation programs for all residential and commercial water users such as rebates and incentive programs.

C. 8. Evaluate the implementation of an ordinance to reduce water waste.

C. 9. Encourage the recharge of reclaimed water.

C. 10. Create programs and incentives to use reclaimed water, treated effluent, harvested rainwater and gray water on open spaces, parks, playing fields and private use thereby conserving ground water.

C. 11. Encourage the private use of gray water in new and existing developments through education.

D Goal: Participate in regional cooperative efforts to address water management issues.

Implementation Strategy:

D. 1 Participate in regional water management studies.

D. 2 Participate in regional water users associations.

D. 3 Work with neighboring legislative bodies, private water providers and well owners in water management studies to understand and manage the Verde Valley's water needs.

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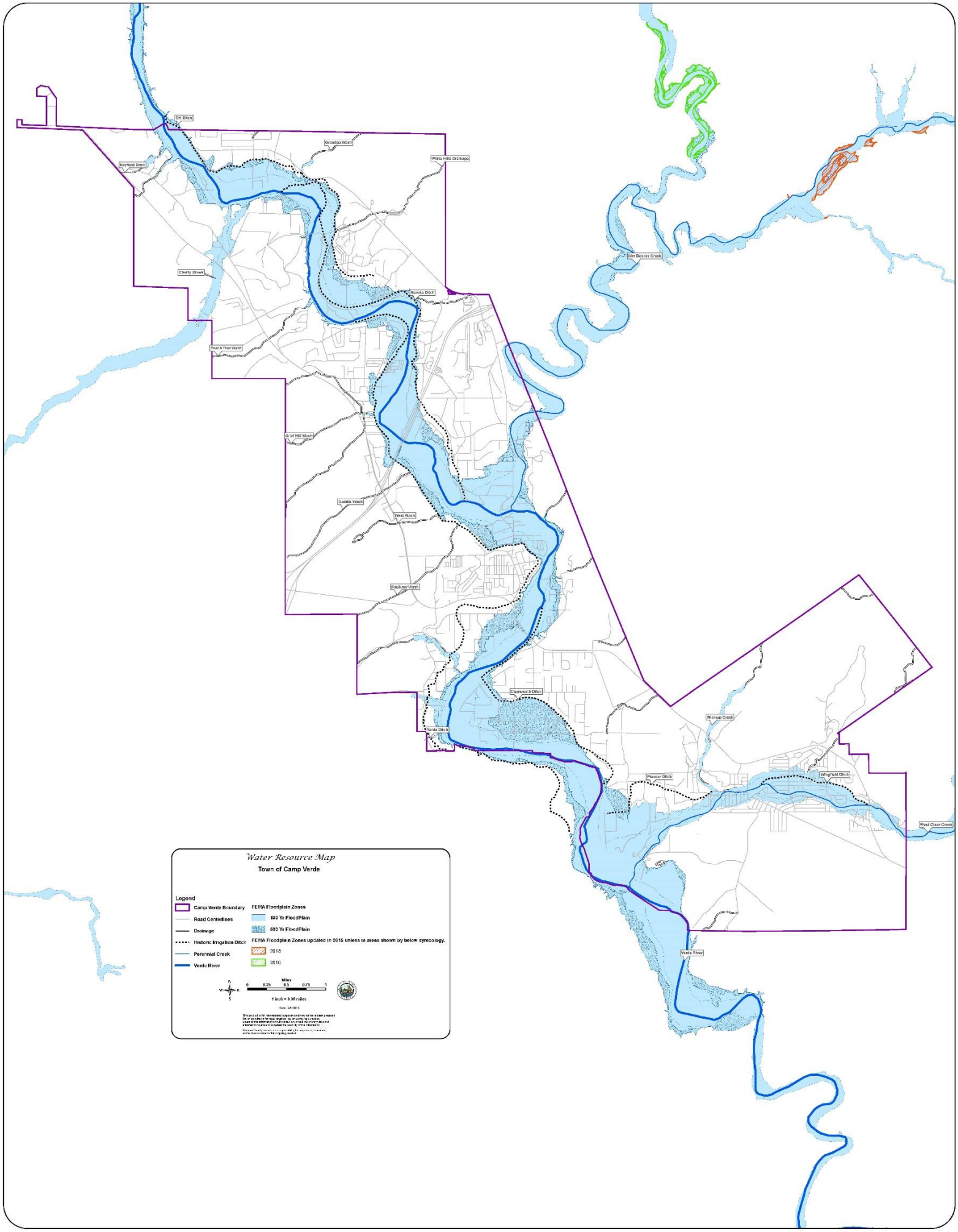
OK Ditch
Grandpa Wash
Hatfield Draw
White Hills Drainage
Wet Beaver Creek
Cherry Creek
Eureka Ditch
Peach Tree Wash
Grief Mill Wash
Gaddis Wash
West Wash
Paulsner Wash
Diamond S Ditch
Verde Ditch
Wickiup Creek
Pioneer Ditch
Wingfield Ditch
West Clear Creek
Verde River
Water Resource Map
Town of Camp Verde
Legend
Camp Verde Boundary
Road Centerlines
Drainage
Historic Irrigation Ditch
Perennial Creek
Verde River
FEMA Floodplain Zones
100 Yr FloodPlain
500 Yr FloodPlain
FEMA Floodplain Zones updated in 2015 unless in areas shown by below symbology.
2013
2010
N
W
E
S
Miles
0
0.25
0.5
0.75
1
1 inch = 0.36 miles
Date: 12/2016

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Appendix A – Arizona Revised Statues §9-461.05

Note: This Appendix is current as of December 2015 and should be used as a reference only. Please visit http://www.azleg.gov for the most up to date version of this statute.

Arizona Revised Statues §9-461.05

General plans; authority; scope:

A. Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality. The planning agency shall coordinate the production of its general plan with the creation of the state land department conceptual land use plans under title 37, chapter 2, article 5.1 and shall cooperate with the state land department regarding integrating the conceptual state land use plans into the municipality's general land use plan. The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. The plan shall be adopted and readopted in the manner prescribed by section 9-461.06.

B. The general plan shall be so prepared that all or individual elements of it may be adopted by the governing body and that it may be made applicable to all or part of the territory of the municipality.

C. The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include the following elements:

1. A land use element that:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.

(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

(f) For cities and towns with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, includes consideration of military airport or ancillary military facility operations. On or before December 31, 2005, if a city or town includes land in a high noise or accident potential zone as defined in section 28-8461, the city or town shall identify the boundaries of the high noise or accident potential zone in its general plan for purposes of planning land uses in the high noise or accident potential zone that are compatible with the operation of the military airport or ancillary military facility pursuant to section 28-8481, subsection J.

(g) Includes sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses, except that this subdivision shall

not be construed to affect any permitted underground storage facility or limit any person's right to obtain a permit for an underground storage facility pursuant to title 45, chapter 3.1.

2. A circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

D. For cities and towns having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census and for cities and towns having a population of ten thousand or more persons according to the most recent United States decennial census, the general plan shall include, and for other cities and towns the general plan may include:

1. An open space element that includes:

(a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.

(b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.

(c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

2. A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

3. An environmental planning element that contains analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

4. A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:

(a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.

(b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

5. A water resources element that addresses:

(a) The known legally and physically available surface water, groundwater and effluent supplies.

(b) The demand for water that will result from future growth projected in the general plan, added to existing uses.

(c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

E. The general plan shall include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons the following elements or any part or phase of the following elements:

1. A conservation element for the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The conservation element may also cover:

(a) The reclamation of land.

(b) Flood control.

(c) Prevention and control of the pollution of streams and other waters.

(d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(e) Prevention, control and correction of the erosion of soils, beaches and shores.

(f) Protection of watersheds.

2. A recreation element showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:

(a) Natural reservations.

(b) Parks.

(c) Parkways and scenic drives.

(d) Beaches.

(e) Playgrounds and playfields.

(f) Open space.

(g) Bicycle routes.

(h) Other recreation areas.

3. The circulation element provided for in subsection C, paragraph 2 of this section shall also include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:

(a) A transportation element showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities.

(b) A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate.

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4. A public services and facilities element showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.
5. A public buildings element showing locations of civic and community centers, public schools, libraries, police and fire stations and other public buildings.
6. A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level.
7. A conservation, rehabilitation and redevelopment element consisting of plans and programs for:
(a) The elimination of slums and blighted areas.
(b) Community redevelopment, including housing sites, business and industrial sites and public building sites.
(c) Other purposes authorized by law.
8. A safety element for the protection of the community from natural and artificial hazards, including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures and geologic hazard mapping in areas of known geologic hazards.
9. A bicycling element consisting of proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.
10. An energy element that includes:
(a) A component that identifies policies that encourage and provide incentives for efficient use of energy.
(b) An assessment that identifies policies and practices that provide for greater uses of renewable energy sources.
11. A neighborhood preservation and revitalization element, including:
(a) A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.
(b) A component that identifies city programs that provide for the safety and security of neighborhoods.

F. The water resources element of the general plan does not require:
1. New independent hydrogeologic studies.
2. The city or town to be a water service provider.

G. The land use element of a general plan of a city with a population of more than one million persons shall include protections from encroaching development for any shooting range that is owned by this state and that is located within or adjacent to the exterior municipal boundaries on or before January 1, 2004. The general plan shall establish land use categories within at least one-half mile from the exterior boundaries of the shooting range that are consistent with the continued existence of the shooting range and that exclude incompatible uses such as residences, schools, hotels, motels, hospitals or churches except that land zoned to permit these incompatible uses on August 25, 2004 are exempt from this exclusion. For the purposes of this subsection, "shooting range" means a permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment. Shooting range does not include:
1. Any area for the exclusive use of archery or air guns.

2. An enclosed indoor facility that is designed to offer a totally controlled shooting environment and that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use.
3. A national guard facility located in a city or town with a population of more than one million persons.
4. A facility that was not owned by this state before January 1, 2002.

H. The policies and strategies to be developed under these elements shall be designed to have community-wide applicability and this section does not authorize the imposition of dedications, exactions, fees or other requirements that are not otherwise authorized by law.

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Appendix B – Arizona Revised Statues §9-461.06

Note: This Appendix is current as of December 2015 and should be used as a reference only.
Please visit http://www.azleg.gov for the most up to date version of this statute.

Arizona Revised Statutes §9-461.06

Adoption and amendment of general plan; expiration and readoption:

A. In municipalities that have territory in a high noise or accident potential zone as defined in section 28-8461, the legislature finds that in general plans and amendments to general plans land use compatibility with the continued operation of a military airport or ancillary military facility as defined in section 28-8461 is a matter of statewide concern.

B. The general plan and any amendment to such plan shall be adopted or readopted in the manner provided in this article.

C. The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

(a) The broad dissemination of proposals and alternatives.
(b) The opportunity for written comments.
(c) Public hearings after effective notice.
(d) Open discussions, communications programs and information services.
(e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.
4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.

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6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.
7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.
8. Any person or entity that requests in writing to receive a review copy of the proposal.

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities having populations over twenty-five thousand persons shall hold two or more public hearings at different locations within the municipality to promote citizen participation. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.
2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

H. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality, after notice as provided for in subsection E of this section. The adoption or readoption of or a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made. The general plan, or any amendment to the plan, shall be endorsed in the manner provided by the governing body to show that it has been adopted by the governing body. If the municipality includes property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the governing body of the municipality shall send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption. If the attorney general determines the approval, adoption or readoption of the general plan or major amendment to the general plan is not in compliance with section 28-8481, subsection J, the attorney general shall notify the municipality by certified mail, return receipt requested, of the determination of noncompliance. The municipality shall receive the notice from the attorney

general within twenty-five days after the notice from the municipality to the attorney general is mailed pursuant to this subsection. The effective date of any approval, adoption or readoption of, or major amendment to, the general plan shall be thirty days after the governing body's receipt of the attorney general's determination of noncompliance. Within thirty days after the receipt of a determination of noncompliance by the attorney general as prescribed by this section, the governing body of the municipality shall reconsider any approval, adoption or readoption of, or major amendment to, the general plan that impacts property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461. If the governing body reaffirms a prior action subject to an attorney general's determination of noncompliance pursuant to this section, the attorney general may institute a civil action pursuant to section 28-8481, subsection L. If the governing body timely sends notice pursuant to this subsection and the attorney general fails to timely notify the governing body of a determination of noncompliance, the general plan or major amendment to the general plan shall be deemed to comply with section 28-8481, subsection J. If the motion to adopt or readopt a general plan or an amendment to the general plan fails to pass, the governing body may reconsider the motion in any manner allowed by the governing body's rules of procedure, but any subsequent motion for the adoption or readoption of the general plan or a major amendment to the general plan must be approved by an affirmative vote of at least two-thirds of the members of the governing body. For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

I. If the municipality does not have a planning commission, the only procedural steps required for the adoption of the general plan, or any amendment to such plan, shall be those provided in this article for action by the governing body.

J. A copy of the adopted general plan of a municipality shall be sent to the planning agency of the county within which the municipality is located, and such plan or any portion of the plan may be adopted as a part of the county general plan.

K. A general plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

L. Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.

M. The governing body of a city or town having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census, and any city or town

having a population of ten thousand or more persons, shall submit each new general plan adopted pursuant to subsection K of this section to the voters for ratification at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body adopted the plan pursuant to section 16-204. The governing body shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the municipality's official internet website. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective as provided by law. If a majority of the qualified electors voting on the proposition fails to approve the new plan, the current plan remains in effect until a new plan is approved by the voters pursuant to this subsection. The governing body shall either resubmit the proposed new plan, or revise the new plan as provided by this section, for subsequent submission to the voters at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body readopted the new or revised new plan. All subsequent adoptions and submissions of the new plan or revised plans must comply with the procedures prescribed by this section until the plan is ratified.

N. In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. A municipality may designate land as open space without complying with the requirements of this subsection if the land was zoned as open space and used as a golf course pursuant to a zoning ordinance adopted pursuant to article 6.1 of this chapter before May 1, 2000 and the designation does not impose additional conditions, limitations or restrictions on the golf course, unless the land is state trust land that was not planned and zoned as open space pursuant to title 37, chapter 2, article 5.1.

O. A person, after having participated in the public hearing pursuant to subsection H of this section, may file a petition for special action in superior court to review the governing body's decision that does not comply with the mandatory requirement prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g) within thirty days after the governing body has rendered its decision. The court may affirm, reverse or remand to the governing body, in whole or in part, the decision reviewed for further action that is necessary to comply with the mandatory requirements prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g).

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