

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY JULY 09, 2015 6:00PM

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

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
June 25, 2015 – General Plan Work Session
July 02, 2015 – Special Session
 - b. **Set Next Meeting, Date and Time:**
July 23, 2015 – General Plan Work Session
5. **Discussion of General Plan Schedule.**
6. **Discussion, Public Input and Commission Consensus for Chapter 9 Open Space & Recreation Goal D., D 6 Hillside.**
7. **Discussion, Public Input on Commission Consensus for Chapter 6 Cost of Development.** Continued from June 25, 2015 meeting.
8. **Discussion, Public Input on Commission Consensus for Chapter 7 Housing.** Continued from June 25, 2015.
9. **Attendance at Corn Fest Open House Saturday July 18, 2015 from 10:00 am to 2:00 pm.** Public notice will be posted with "A majority of the Planning & Zoning Commission may attend" statement.
10. **Attendance at next meeting July 23, 2015 P&Z General Plan Work Session.**
11. **Adjournment**

Next Sub-Committee Meetings
July 15, 2015 - Wednesday

Next General Plan Work Sessions
July 23, 2015 - Thursday

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

Posted by:  Date/Time: 7-7-15 By 3:00pm

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of Community Development.

MINUTES DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY JUNE 25, 2015
6:00PM

1. Call to Order

Chairman Davis called the meeting to order at 6:00 pm.

2. Roll Call

Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, Hisrich, and Norton. Commissioner Parrish arrive at 6:05 pm.

Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Commissioner Norton led the pledge of allegiance.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

June 11, 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time:

July 09, 2015 – General Plan Work Session

Chairman Davis would like to alter the last sentence of the last paragraph of the June 11, 2015 minutes to read "...members agreed to engage in continued discussion, no action taken."

On a motion by Hisrich, seconded by Burnside, the consent agenda was approved unanimously.

5. Discussion of General Plan Schedule.

Commission discussed the upcoming calendar of events and meetings to take place until August 2016.

6. Discussion, Public Input and Commission Consensus for Chapter 9 Open Space & Recreation. Review the Camp Verde Recreation Inventory and Evaluation Chart and to continue review beginning at new Goal C.

Asst. Planner Owens outlined the information changed in the Inventory and Evaluation Chart per the previous comments made from Commission. Commission discussed the meaning of the goal/population portion. It is the consensus of the commission, per the recommendation of Cathy Davis that description and explanation should be explained in the asterisk key on page 4. The deficiency or surplus for Basketball-outdoor shall indicate (2).

Commission discussed the Open Space and Recreation inventory list and it is the consensus of the Commission to make changes as follows:
Boarding the Town of Camp Verde:

Add Wild and Scenic Verde River

Misc. Open Space Locations:

Remove Verde Lakes
Remove Lakes Property Owners Clubhouse

Parks:

Remove Rocking River Ranch State Park
Remove Sunnyside Park
Combine Black Bridge River Front Park and Rezzonico Park
Add Fort Verde State Park, Parade ground and picnic area

Pathways:

Remove Fort River Caves River Access/Pathway

Playgrounds:

Remove Fort Verde State Park, Parade ground and picnic area
Add Verde Lakes Property Owner Playground

Commission discussed the changes made and it is the consensus of the Commission to make further changes as follows:

Goal C implementation strategy 1 shall read; Work cooperatively with Yavapai County and other Verde Valley communities including the Yavapai-Apache Nation and Public Land Managers to prepare and implement Town of Camp Verde open space plan that protects critical open space and offers recreational opportunities.

Implementation Strategy 2 shall read: Encourage community standards that promote voluntary preservation of the historical and natural environment and open space character of the Town.

Implementation Strategy 3 shall read; Coordinate with other entities, such as US Forest Service, Arizona State Parks, National Park Serve, Yavapai County, Yavapai-Apache Nation, developers and other entities to provide open space, trail system interconnectivity, and shared cost maintenance.

Goal D is has been resubmitted to the subcommittee for review regarding the defining of the term Hillside.

Commissioner Norton recommended bringing back Goal H for Recreation with Implementation Strategies. After further discussion, Commission agreed that Item 7 of Exhibit A shall become Implementation Strategy 4 in Goal C. It is the Consensus of Commission that item 10 of Exhibit A shall read; Explore fair and reasonable revenue sources to funding open space and recreation.

7. Discussion, Public Input on Commission Consensus for Chapter 6 Cost of Development.

Commission discussed the State Requirements portion as well as Funding Mechanisms pertaining to Chapter 6, Cost of Development. It is the consensus of the Commission that the verbiage "State Law requires that these methods of funding are required."

Goal A was discussed extensively by Commission regarding fee schedules and the need to include the goal in the General Plan due to the fact that the town does an annual review of fees regardless. Commission voted on the matter to remove the Goal which was approved with a 4 to 3 vote; Commissioners Hisrich, Freeman and Norton opposing

the matter.

Goal B, C and Implementation Challenges shall be discussed at the next meeting due to lack of time.

8. **Discussion, Public Input on Commission Consensus for Chapter 7 Housing.**
This item is to be continued at the next P&Z General Plan Work Session on July 09, 2015.

9. **Adjournment**

On a motion by Blue, seconded by Hisrich the meeting adjourned at 8:17 pm.

B.J. Davis – Chairman

Michael F. Jenkins – Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 25th day of June, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2015.

Marie Moore, Recording Secretary

**DRAFT MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JULY 02, 2015
6:30 PM**

1. Call to Order

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

2. Roll Call

Chairman Davis, Vice Chairman Freeman Commissioners Blue, Hisrich and Norton present.

Absent: Commissioners Hisrich and Parrish.

Also present: Community Development Director Mike Jenkins, Assistant Planner Jenna Owens and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Commissioner Norton led the pledge.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. **Approval of Minutes:**

No minutes for approval.

b. **Set Next Meeting, Date and Time:**

As needed

5. Call to the Public for items not on the Agenda

None.

6. Public Hearing, Discussion and Possible Recommendation for approval (or denial) to Council on Zoning Map Change 20150170, an application submitted by Chester-Campbell, LLC, Betty Chester & Dowling Campbell owners of parcel 404-02-005C, which is 12.35 acres. The property owner is requesting to go from a zoning of R1L-35 & R1L-175 (Residential: single-family limited) to PUD (Planned Unit Development). The property is located at 30 E State Route 260.

On a motion by Burnside, seconded by Blue, Commission unanimously recommends the approval to Council on Zoning Map Change 20150170, an application submitted by Chester-Campbell, LLC, Betty Chester & Dowling Campbell owners of parcel 404-02-005C, which is 12.35 acres. The property owner is requesting to go from a zoning of R1L-35 & R1L-175 (Residential: single-family limited) to PUD (Planned Unit Development). The property is located at 30 E State Route 260 with the following stipulations:

1. Provide a barrier in the parking area south of the Town of Camp Verde's sanitary pump station to impede traffic on Town Property.
2. Provide bollards around the existing transformer for protection.
3. Comply with the changes to the access road as deemed necessary by the Fire District.

Community Development Director Mike Jenkins gave a description and overview of the subject parcel listed in the application. Jenkins presented Exhibit A drawing consisting of the parcel description and layout for any clarification needed of the property to Commission. Jenkins explained the PUD plan will be a site plan specific and what is involved in such regulations.

Chairman Davis questioned about any potential impact of changes on the new study of flood control that is to be implemented in October 2015. Jenkins indicated that they are currently being held accountable under the new standards.

Mike Jenkins indicated that it was the staff's recommendation to approve the Zoning Map Change to a PUD.

Applicant, Kevin Chester, indicated that the reason for the request is to allow more than one family may reside on the property. There would not be any changes made to the property other than a potential BBQ pit. Entry would be made on the access road located on Salt Mine Rd. to the east of State Route 260.

Commissioner Blue clarified that all the existing buildings are already on the site plan and the only changes would be done would be renovations to the buildings but no additional buildings were to be built and this Zone Change would be as PUD due to the existing building locations are encroaching into to the setbacks and near the property line.

Commissioner Norton questioned the removal of a shed. Chester stated it needed to be removed due to the requirement by the fire marshal and access requirements. Norton clarified the parking area is referred to as a landscape area and questioned if it was the same area. Chester indicated that was correct.

Commissioner Burnside requested clarification on the statement of the area of the east parcel remaining open space and the area of the west parcel with residential dwellings. Jenkins explained that it is only one parcel and how the zoning differed on the property. Burnside questioned the closet fire hydrant. The applicant indicted there was one located across the road. Burnside indicated his concern with the sewer connection of the property and requested there is an assurance that there is a back flow preventer installed. Burnside mentioned the location of propone tanks. Burnside questioned the "roadway" and if the Public Works Director and Community Development Director considered the impact to the Yavapai-Apache land with whom the road is shared. Commissioner Burnside requested some sort of structure or fence to keep the Town of Camp Verde sanitary buildings from being damaged as well as the transformer be protected.

Chairman Davis clarified that the applicant is willing to comply with the roadway, parking and building identification numbers. The applicant conceded that was correct.

Chairman Davis requested in future times when appropriate, the Yavapai Apache Nation be contacted by staff when their property borders or could be affected by additional traffic.

Commissioner Burnside questioned if the applicant would be allowed to reinstate their farm vegetable store on the property under the PUD. Jenkins affirmed the applicant would be able to do so.

Jenkins indicated that he does not feel that the Town has the ability to require a back flow valve be required. Davis clarified that it was a recommendation.

7. Commission Information Reports:

Chairman Davis reminded Commission members of the August 30th deadline for the General Plan election. Corn Fest open house would be held on Saturday July 18th, 2015 from 10:00 am to 2:00 pm.

8. Staff Comments
None

9. Adjournment

On a motion by Blue, seconded by Freeman, the meeting adjourned at 7:17 pm.

Chairman B.J. Davis

Michael Jenkins Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 2nd day of July, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2015.

Marie Moore, Recording Secretary

CHAPTER 9
OPEN SPACE & RECREATION

- C. 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 owners associations to maintain existing or create new neighborhood/pocket parks.

D. 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:

- D. 1. Encourage the preservation of dedicated open space areas in their natural state.
D. 2. Preserve scenic view sheds.
D. 3. Preserve the valuable natural resources of the hillsides and protect their aesthetic and habitat amenities to enhance the rural character of the area.
D. 4. Consistently communicate with the Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.
D. 5. Develop partnerships with volunteer organizations and other groups that would assist in management activities and preservation of National Forest lands.
D.6. Encourage land owners and developers to maintain land with slopes of 10% or greater as opens space or preservation areas due to the complexity of providing road access and utility services, and negative environmental effects of erosion and visual intrusion.

E. 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:

- E. 1. Designate as natural open space, areas identified by governmental agencies and environmental organizations for habitat preservation.
E. 2. Develop policies to reduce barriers within town boundaries to maintain wildlife migration patterns.
E. 3. Coordinate with governmental agencies, and public/private agencies or organizations to evaluate and maintain habitat for endangered species.

F. GOAL: DESIGNATE HISTORIC ROUTES WITHIN THE TOWN'S BOUNDARIES.

Implementation Strategy:

- F. 1. Utilize the Trails Committee's work on designating historic routes.
F. 2. Work with property owners and public land managers to create and maintain trails/routes.
F. 3. Designate a corridor system of recreation, trails and educational features related to historical uses and people.

CHAPTER 6

COST OF DEVELOPMENT

P&Z Comm. Gen. Plan Wk. Session 6-25-2015
Continued from 6-25-2015 P&Z General Plan Work Session

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 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 General Plan is mandated by Arizona Revised Statutes, which stipulates that communities larger than 2,500 inhabitants include a Cost of Development Element.

According to ARS, the Cost of Development Element will identify policies and strategies that the Town 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. The Cost of Development Element must include the following components:

- 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 Town under this element result in 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.

FUNDING MECHANISMS

As per Arizona statute, the following methods are available for the Town to finance infrastructure. These methods are mentioned only as a requirement of state law.

- General Obligation Bonds
- Revenue Bonds
- Municipal Property Corporations
- Certificates of Participation
- Transaction Privilege (Sales) Tax
- Property Tax
- Special Industry Tax
- Excise Tax
- Development (Impact) Fees
- User Fees
- Dedication
- Exactions
- Capital Improvements Programming
- Concurrency Requirements
- Development Agreements and Development Rights Plans
- Trusts
- Endowments
- Grants

CHAPTER 6
COST OF DEVELOPMENT

- A. GOAL: ASSESS EXPLORE FAIR AND REASONABLE REVENUE SOURCES TO PROVIDE FOR THE COSTS OF MITIGATING THE IMPACTS COST OF GROWTH.**

Implementation Strategy:

- A. 1. Review fee ~~guidelines~~ **schedules** annually to ensure equitable costs and to maintain current level of service standards for new development.
- A. 2. Ensure that ~~development~~ policies and ordinances are designed to require new developments to ~~contribute~~ to **fund** costs associated with ~~these~~ developments.
- ~~A. 3. Require an analysis showing the impact to community services prior to construction.~~
- A. 4. **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 & developers are responsible for the cost of construction and maintenance of infrastructure serving their development.**

- B. GOAL: ENSURE STRIVE FOR A STABLE REVENUE STREAM TO MAINTAIN AND IMPROVE EXISTING COMMUNITY SERVICES AND AMENITIES.**

Implementation Strategy:

- ~~B. 1. Reserve sites for~~ **Encourage** commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
- B. 2. Utilize the ~~Main Street area and the Hwy. 260~~ **260 West, Finnie Flat, Downtown,** and Interstate 17 interchange as **commercial** activity centers to attract shoppers **and visitors** from other communities.
- 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 (CIP) to prioritize services, ~~and~~ expenses **and** ~~Require the CIP to be review and updated~~ on an annual basis.

[C.2 combined into C 1.]

~~C. 2. Require the CIP to be reviewed and updated on an annual basis.~~

- C. 3. **2.** ~~Develop guidelines to clearly establish~~ **Regularly review the** level of services standards **provided by the Town in relation to the current budget.** ~~for the Town.~~

- ~~**D. GOAL: PROTECT EXISTING RESOURCES AND INFRASTRUCTURE FROM BECOMING OVERBURDENED BY NEW DEVELOPMENT.**~~

- ~~D. 1. Guide development to areas where public facilities and services exist or can be extended in the most efficient and cost-effective manner.~~
- ~~D. 2. Develop guidelines to allow owners/developers to maintain responsibility of infrastructure such as water and sewer services and road maintenance.~~

CHAPTER 6
COST OF DEVELOPMENT

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.

DRAFT

CHAPTER 7 HOUSING

P&Z Commission General Plan Work Session 7-09-2015

Continued from 6-25-2015 P&Z General Plan Work Session

VISION STATEMENT

Celebrate Camp Verde's rural, ~~western~~ **historic** past, providing 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 Statute to include a Housing Element in its General Plan; however, the preservation and development of adequate housing in Camp Verde are significant considerations for elected and appointed officials, as well as Camp Verde residents and business owners. ~~During public workshops, residents expressed the need for reasonably priced housing and neighborhood upkeep.~~

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's leadership has elected to include a Housing Element in its General Plan.

~~In addition to this element of the General Plan, the Camp Verde Council adopted a Housing Strategy in 1999. The Housing Strategy was prepared in 1999 with assistance from the US Department of Housing and Urban Development, and is designed to supplement the Town's General Plan by offering an analysis and strategies for meeting community's future housing needs, including reasonably priced housing.~~

Central to the success of the Housing Element, is the following policy statement ~~taken from the Housing Strategy,~~ **2005 General Plan** which reflects the commitment of the community to the issues and the implementation of actions to address existing conditions and meet goals:

The Town of Camp Verde will strive to maintain and foster an environment where a variety of ~~decent~~ safe, and sanitary, 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. ~~To ensure the economic viability of Camp Verde, the Town, in partnership with public and private agencies, will pursue programs aimed at increasing the supply of affordable housing and addressing the critical housing needs of the community."~~

~~For the purposes of this element, the Housing and Urban Development (HUD) definition of affordable housing will be used. HUD defines affordable housing as not exceeding 30 percent of a household or family's gross income for the mortgage, insurance, upkeep and other related expenses. According to the 2000 U.S. Census, the median income for households in Camp Verde in 1999 was \$31,868 and for families the median income in 1999 was \$37,049.~~

CHAPTER 7
HOUSING

The following chart shows **and estimate of** how much a prospective homebuyer can afford to spend on a home based on yearly income and monthly expenses **based on the data from the 2010 Census and bankrate.com.**

Affordable Home and Mortgage Amount Based on Yearly Income

Yearly Income	Monthly Expenses **	Down Payment	Length Of Loan	Interest Rate	Monthly Mortgage***	Affordable Home****
\$31,868 \$38,871– Camp Verde's Median Household Income *	\$664 \$700	\$3,000	30 Years	7% 4.12%	\$209 \$466	\$34,388 \$99,218
\$37,049 \$48,665– Camp Verde's Median Family Income *	\$664 \$700	\$3,000	30 Years	7% 4.12%	\$364 \$760	\$57,710 \$159,867
\$45,000	\$750	\$4,000	30 Years	7% 4.12%	\$517 \$600	\$81,659 \$127,875
\$50,000	\$850	\$4,500	30 Years	7% 4.12%	\$525 \$650	\$83,430 \$138,723
\$55,000	\$850	\$4,500	30 Years	7% 4.12%	\$675 \$800	\$105,940 \$169,642
\$60,000	\$950	\$5,000	30 Years	7% 4.12%	\$708 \$850	\$111,468 \$180,490
\$65,000	\$1,000	\$6,500	30 Years	7% 4.12%	\$808 \$950	\$128,017 \$202,660
\$70,000	\$1,100	\$6,750	30 Years	7% 4.12%	\$858 \$1000	\$135,746 \$213,184
\$75,000	\$1,200	\$7,000	30 Years	7% 4.12%	\$908 \$1050	\$143,529 \$223,781
\$80,000	\$1,300	\$7,500	30 Years	7% 4.12%	\$958 \$1100	\$151,563 \$234,629

* This data is from the 2010 Census

** Total monthly expense **does not** include homeowner's insurance, property tax, or mortgage payment.

*** Monthly mortgage **does not** include homeowner's insurance and property tax.

**** Figures calculated using bankrate.com, "How Much House Can You Afford?" calculator.

CHAPTER 7
HOUSING

NEEDS ASSESSMENT

Camp Verde's housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. ~~Until recently, it has been unusual to drive down any street, and see two residences exactly alike. There are a number of reasons why this is true. Over the last century, most site-built homes have been owner-built.~~ Some neighborhoods are situated near waterways on one of the many historic ditches with mature natural vegetation. Low density and large lot areas typically enjoy setbacks that provide privacy and screening from noise and traffic. **There is higher density housing located near retail and health care.**

The lots are ~~seldom~~ uniform, ~~even~~ in the highest density areas. Traffic tends to be slow moving, due to roads that curve to follow natural contours and scenic vistas throughout town. ~~In the past, subdivisions have been small and sold as bare land.~~

The U.S. Census indicates that Camp Verde's ~~2000~~ **2010** population is ~~9,451~~ **10,873**. Between ~~1980~~ **1990** and ~~1990~~ **2000** the population of Camp Verde increased ~~63.26%~~ **51.4%**, while Yavapai County's population increased ~~58.07%~~ **5.6%**. Camp Verde currently represents approximately ~~5.8%~~ **5.2%** of the population of Yavapai County.

Camp Verde 10-Year Population Trends

Year	Population*	Change
1980	3,824	
1980 1990	3,824 6,243	63.3%
1990 2000	6,243 9,451	63.26% 51.4 % over 10 years
2000 2010	9,451 10,873	51.39% 15.0% over 10 years
1980 - 2010		147.15% 66.4 % over 20 30 years

* Figures are provided from the United States Census.

Camp Verde Recent Yearly Population Trends

Year	Population*	Change
1997 2010	7,999 10,873	
1998 2011	8,420 10,899	5.3% 0.2% Increase
1999 2012	8,690 10,911	3.2% 0.1% Increase
2000 2013	9,451** 11,022	8.8% 1.0% Increase
2001 2014	9,790 11,097	3.6% 0.7% Increase
2002	9,940	1.5% Increase

**CHAPTER 7
HOUSING**

* ~~Figures are estimates provided by the Arizona Department of Commerce.~~
 ** ~~This figure is~~ **These figures are** from the ~~2000~~ **2010** United States Census.

The chart below shows the percentage of the population for various age groups. As of the ~~2000~~ **2010** Census, in terms of housing needs, the largest population category is between 25 and 54 years. Projections indicate the population of Camp Verde will reach ~~13,000~~ **14,411** by the year ~~2010~~ **2020**, indicating an ~~significant~~ aging population, with unique housing needs.

2000 2010 Camp Verde Population by Age Categories*

Age Bracket	Percent	Number
Total Population	100%	9,451 10,873
Under 5 years	6.1% 5.8%	578 633
5 - 19 Years	20.7% 18.9%	1,960 2,052
20 - 24 Years	4.3% 5.3%	407 575
25 - 54 Years	36.9% 35.6%	3,484 3,867
55 - 59 Years	5.8% 7.3%	548 796
60 - 74 Years	17.6% 19.0%	1,661 2,067
75 & Over Years	8.6% 8.1%	813 883

* Information supplied from the ~~2000~~ **2010** US Census.

Building permits issued from July ~~2010~~ through ~~June~~ **2014** further indicate this progressive growth. During that time, there were ~~163~~ **28** permits issued for site built homes and ~~266~~ **61** permits issued for ~~mobile homes~~ **manufactured homes**.

According to the ~~2000~~ **2010** Census information, Camp Verde had ~~3,988~~ **4,566** housing units. A majority of those, ~~48.6~~ **65%** percent are single-family, site-built residences, with manufactured homes accounting for ~~43.5~~ **35%** percent of the Town's housing stock. Compared to ~~1990~~ **2000**, the number of housing units increased by ~~1,149~~ **578**.

The Camp Verde Sanitary ~~District~~ **Department, which is Town owned**, provides sewer services to approximately ~~500~~ **950** of these homes and businesses while the remaining units utilize septic systems. Private water companies service approximately ~~1,400~~ **2,444** units, while remaining units are served by private wells.

Camp Verde has ~~122~~ **123** apartment units for income-qualified families. Forty of those units are for citizens over 62 years of age, or 18 and older who need accessibility to handicapped facilities. Rent for these apartments ~~varies is set at~~ **from 30, to 50** percent of the family's gross income. ~~Sixty four (64) of these units are subsidized the balance offer income-qualification adjustments.~~

~~In 1998, Camp Verde staff, in conjunction with a HUD Technical Assistance Grant, undertook a street-by-street inventory of housing units, type, and condition within the Town. The inventory consisted of an external assessment of each unit to determine housing size, condition, and other characteristics. Staff cataloged the condition of the streets (paved or unpaved), counted the number of site-built, apartments (multi-family 4+ family units), and manufactured units.~~

~~The inventory and housing conditions surveyed indicate that of housing units inventoried,~~

CHAPTER 7 HOUSING

~~13% (213) of site built units, 11% (186) of manufactured housing units, and 6% (4) of apartment units are in need of rehabilitation. In addition to those units in need of rehabilitation, 32% (512) of manufactured units are not suitable for rehabilitation and should be replaced. In total, 915 housing units or 27.4% of the existing housing stock are in need of rehabilitation or replacement. Concentrations of existing housing units in need of assistance were generally located in three areas of Camp Verde: Middle Verde, Verde Lakes, and downtown Camp Verde, with each area having unique housing conditions.~~

~~Finally, based on population projections, the 1999 Housing Strategy Analysis indicated a need for an additional 2,273 housing units from 1997 through 2020. Therefore, 90 to 100 additional housing units must be developed each year for the next 20 years to keep pace with the projected demand. The Town must be cautious to direct high-density growth in areas where infrastructure is available or can be provided to ensure that streams and ground water remain environmentally sound.~~

[Should there be an implementation strategy to encourage low income housing?]

A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS.

Implementation Strategy:

- A. 1. Promote **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. 2. Promote alternate housing development concepts such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 3. Encourage development that **has a variety of styles that avoids a uniform appearance.** ~~is consistent with Camp Verde's predominant individualistic style.~~
- A. 4. Review rezoning requests for residential development in a comprehensive manner, with consideration to the impact water use, air quality, traffic circulation, and land use will have on the Town.
- A. 5. Encourage public and neighborhood participation in proposed projects.
- A. 6. ~~Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.~~

B. GOAL: PRESERVE AND STRENGTHEN THE POSITIVE THE INTEGRITY AND COMPOSITION **RURAL CHARACTER OF EXISTING NEIGHBORHOODS.**

Implementation Strategy:

- B. 1. Update and enforce the Town's zoning **codes** and development regulations.
- B. 2. Guide developers to ensure compatibility with the qualities and character of neighboring development.
- B. 3. Encourage public and neighborhood participation in proposed projects.
- B. 4. Bring manufactured/mobile homes up to current code standards or **require replacement of** hazardous units for the **public health, safety, and welfare of our families.**

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- B. 5. Encourage in-fill housing development **as opposed to sprawl**. ~~to address reasonably priced and to lessen the demands on limited infrastructure.~~
- C. GOAL: **ENSURE THAT FUTURE DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER AREA IN WHICH IT IS LOCATED. (See the Land Use Element)** ~~RESIDENTIAL DEVELOPMENT PROTECTS THE EXISTING RURAL CHARACTER OF THE COMMUNITY, WHILE ACCOMMODATING THE COMMUNITY'S NEEDS.~~

Implementation Strategy:

- C. 1. **Developments should be compatible in terms of character density and use as defined in the individual Character Areas.**
- C. ~~1.~~ 2. Maintain "open space" and buffer zones between different use districts.
- C. ~~2.~~ 3. Define, designate and preserve all historic ditches and diversion dams.
- C. ~~3.~~ 4. Ensure the integration of proposed and existing trails into all development.
- C. ~~4.~~ 5. Work closely with Parks and Recreation and the U.S. Forest Service to protect and enhance historic trails and provide access to public lands.
- C. ~~5.~~ ~~Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.~~