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**AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, OCTOBER 24, 2013 at 6:00 P.M.**

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 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. **Approval of Minutes:
October 10, 2013 – Work Session**
5. **Discussion, consideration and possible direction to staff relative to the possible development of "Character Areas".** Staff Resource: Michael Jenkins
6. **Discussion, consideration, and possible direction to staff relative to the Land Use Element of the General Plan, to include review of prior suggested changes made during the August 15, 2013 work session, remaining Land Use element items or any new element items and to take any public input for consideration.**
7. **Adjournment**

Posted by: 

Date/Time: 10-18-13 11:00 AM

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

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

DRAFT - MINUTES
AGENDA WORK SESSION – GENERAL PLAN UPDATE
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THURSDAY, OCTOBER 10, 2013 at 6:00 P.M.

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1. **Call to Order**

Chair Norton called the meeting to order at 6:00 P.M.

2. **Roll Call**

Chair Norton, Vice Chair Blue, Commissioner Hough and Commissioner Hisrich were present. Absent: Commissioner Davis, Commissioner Parrish and Commissioner Freeman.

This meeting is also a work session with the Town Council.

Also Present

Mayor German, Vice Mayor Baker, Councilor German, Councilor Gordon, Town Manager Russ Martin, Community Development Director Michael Jenkins, Economic Development Director Steve Ayers, Building Official Robert Foreman and Permit Technician Kendall Welch

3. **Pledge of Allegiance**

The Pledge was led by Mayor German

4. **Approval of Minutes:**

September 26, 2013 – Work Session

On a motion by Commissioner Hisrich, seconded by Commissioner Hough, the Commission voted unanimously to approve the minutes of September 26, 2013 as submitted.

5. **Discussion, consideration and possible direction to staff relative to the possible development of**

“Character Areas”. Staff Resource: Russ Martin/Steve Ayers/Michael Jenkins

Chair Norton began this item by asking Mayor and Council their thoughts on the “Character Areas.” Mayor German spoke first.

Mayor German opened up with his statement of apologies to the Commission; he said that the discussion of “Character Areas” wasn’t in order of protocol. The Mayor added that he learned of the “Character Area” concept during speaking with others in the community and developers. The Mayor was interested in the “Character Areas” and he and Council instructed staff to look into them. The Mayor went on to explain what he believed “Character Areas” could possibly accomplish for the Town regarding development, which would work in favor of the community.

1. Possibly encourage and motivate Developers.
2. Clearly identify to Developers the Town's desired look in different parts of the Town.
3. Could help keep a type of character in an area and have development enhance the character.
4. It is good timing for the “Character Areas” because of the General Plan update, and with ADOT embarking on the widening of 260.
5. The Mayor encouraged the Commission to consider a tool such as “Character Areas” and he would like to hear the Commission's recommendations.

Town Manager Martin asked to speak for a moment; he was also apologetic to the Commission in earlier meetings with his statement of "we" when referring to the idea of the "Character Areas" which was from the Community not just staff. He added that staff's direction is heading in the area that the Mayor spoke of which would be to consider "Character Areas" and if they could in fact promote ideas to enhance development.

Economic Development Director Steve Ayers also approached the Commission and Council. Ayers said when he spoke to the Commission at the previous meeting he wasn't aware of the situation; he thought the Commission was heading in the same direction of staff and he apologized for assuming that. Ayers continued to tell the Commission he believed that the "Character Area" concept would be good for the community because;

1. It would break down the Town using more than one goal and initiative.
2. It could help with the build out of 260 to draw some large commercial that would bring dollars into the community to help financially support other things the community wants and build the job market.
3. "Character Areas" could help developers to accomplish their goals without the need for a major General Plan amendment.
4. "Character Areas" would be beneficial in defining clearly a ten year vision for the Town.

At this time the Chair went back to the Council to continue getting their views and thoughts on the "Character Areas."

Councilor German told the Commission that she would hope that they would look at the "Character Areas" with an open mind.

Councilor Gordon would like to see a broader flexible plan that is not too restrictive and will keep an area within its original character, giving staff the ability to function with discretion. The idea would be to supply protection without telling property owners what to do.

Vice Mayor Baker told the Commission that the term "Character Area" is just terminology and this idea was used in the current General Plan and the example of that was the 260 corridor. Maybe some of the zoning and codes in place need to be reconsidered.

After concluding the views and thoughts of the Mayor and Council the Chair brought the discussion back to the Commission giving them the opportunity to address the Mayor and Council.

Commissioner Hisrich spoke first, saying that he had read all the materials that were supplied in the meeting packet which included other cities and how they approached "Character Areas," one being the State of Georgia. This plan from the state of Georgia was very overdone and it did apply more restrictions.

Commissioner Blue said that currently the zoning ordinance identifies areas and there was no need for "Character Areas." Maybe the General Plan needs some expansion so that staff can accomplish their goals. There are a variety of other needs first such as power and sewer to be in place to attract large retailers; the use of "Character Areas" is too restricting.

6:38 Chair Norton opened the floor for public comment.

Jane Whitmire told the Commission that she did take the time to read the materials supplied with the packet for tonight's meeting. Personally she is not opposed to "Character Areas" and feels they are appropriate for the Town of Camp Verde. What she has read and understood is the "Character Areas" is a realistic way to tie the whole town together. The "Character Areas" would allow for an opportunity to plan from an intense use to a less intense use, and developers could identify these areas easier.

Bill Jump a developer and affiliated with "Out of Africa" addressed the Commission and Council. He told the group that zoning that is paired up with "Character Areas" provides valuable information to a developer. He added that it is always a pleasure to work with the Town of Camp Verde and would like to understand the process and as a developer he is responsible for the area too, the area should be beneficial to all. He would very much like to see the 260 corridor build out to be a good financial source for the community but at

the same time it can be controlled to create an environment that can be enjoyed by everybody. Mr. Jump is very supportive of "Character Areas" and the flexibility it could add for a developer. Councilor German asked Jump how does a developer handle the infrastructure issues that are lacking on 260? Mr. Jump told the Councilor that he and the Nation would very much like to work with the town on that, getting the infrastructure needed in that area would really intensify the desirability for all types of development.

Tony Gioia approached the podium with great enthusiasm over what he has been hearing from the community. With the 260 corridor building out and the desire of developers wanting to come there and work with the Town of Camp Verde this would also increase the real estate values in the area. He believes the community does support a form of "Character Areas" because of the benefits such as protecting neighborhoods and the environment but also bringing in retail that could increase the job market. The Town citizen's have said in the past they would like to have a Town that could support their children in the future with jobs.

Linda Buchanan told the Commission and Council that she supports "Character Areas" she doesn't believe the example of Georgia's Character Areas would be a role model for the Town but encouraged everyone not to get hung up on words. Avoid the negative and focus on the areas that could benefit from a type of "Character Area." This could be a good opportunity to define some locations in Town, she does support the concept of "Character Areas."

Kathy Davis said because of her experience in the Park Services "Character Areas" are not a new way of defining an area just gives more clarity to what the Town would like to see in an area. She gave an example of Park City Utah, where a subdivision did in fact incorporate part of the Forest Service land into their development to keep the character of the area for future residences.

Perry Haden also addressed the Commission and Council. He informed them that he had taken a NAU class which addressed the commonalities of "what makes a community grow." He said the Town of Camp Verde had all the right growth engines in place,

1. Location between to larger Cities.
2. Highways for accessibility.
3. A beautiful river.

He also thinks there is a need for rules for development but also a mechanism set within the rules to allow flexibility when needed.

7:12 Chair Norton closed public comment.

Chair Norton thanked the Council for being part of the work session. He told the Council that the Commission was concerned that the work they were doing on the General Plan wouldn't be relevant and possibly not meet the Council's vision. The Commission wanted to complete this task and also be able to take the time to get the General Plan to accurately reflect the Council and Committee's goals from the start.

The Mayor thanked the Commission for their openness and for saying what was on their minds. The Mayor said his interest was to build a good system that would be beneficial to the community and developers.

Vice Mayor Baker told the Commission that knowing how P&Z feels was very helpful for her; she also commended the Citizens for taking the time to be involved in this process.

Councilor Gordon insured the Commission that he wouldn't be supportive of hiring a consultant for this task, he believes the talent of the Commission will be suffice to represent what is needed for the Community.

Councilor German said she was so glad everyone came out to express their feelings. She told the Commission that she believes "Character Areas" could play a valuable part in the Town's growth and also would keep the growth manageable.

Commissioner Hough made a motion to direct staff to head toward "Character Areas" and to incorporate into the General Plan.

Discussion on motion; Commissioner Hisrich asked what the motion really was identifying for staff to do? The direction wasn't clear. Chair Norton replied that staff could bring information on how the P&Z could move forward. Jenkins also responded that staff could pull together some examples of different scenarios. Commissioner Hough asked Commissioner Blue if he could bring forth a clearer motion, Commissioner Blue said he is opposed to the idea of "Character Areas" so he wouldn't be willing to make a motion. At this time Commissioner Hough withdrew his motion.

No further motions were made on this item and the Chair closed item 5.

Councilor Gordon requested the following item:

6. **Discussion, consideration and possible direction to staff relative as to where marijuana dispensary and marijuana growth facility locations will be allowed within the Town Limits.**
Town Manager Martin told the Commission that this item was more of a check in on the current restriction set for marijuana dispensaries and growth facilities within the Town. Councilor Gordon will address this item with some concerns he has.

Councilor Gordon told the Commission that he was uncomfortable with a restriction in the code that only mentioned limitations of distance to day care. He feels there should be more language to also address limitations of distance from schools and parks. **Commissioner Hisrich** responded that this wouldn't be irrelevant for the Town because of the 30 mile radius the State has determined, and Cottonwood is now the area with a growth facility and dispensary. **Councilor German** added that yes at this time that is true, but the State indicates that ruling is only for five years, after five years the dispensary and growth facility would be able to move to a different location if desired. So maybe a revisit at this time to the code would be good planning for when the original first five years expire. **Commissioner Hough** replied that the P&Z Commission did set the zoning which is C3, but for the restrictions for these facilities within the C3 wouldn't necessarily be a function of the P&Z Commission. **Councilor German** agreed, this item needs to come back to Council for discussion.

7. **Discussion, consideration, and possible direction to staff relative to the Land Use Element of the General Plan, to include review of prior suggested changes made during the August 15, 2013 work session, remaining Land Use element items or any new element items and to take any public input for consideration.**
Chair Norton asked the Commission if any of them cared to start item 7 with only ten minutes remaining in the meeting. It was the consciences of the Commission not to begin item 7 and adjourn.
8. **Adjournment**
On a motion by **Commissioner Hough**, seconded by **Commissioner Hisrich**, the Commission voted unanimously to adjourn the work session at 7:50 P.M.

Chip Norton – Chairman

Rita Severson – Recording Secretary

Michael Jenkins – Community Development Director

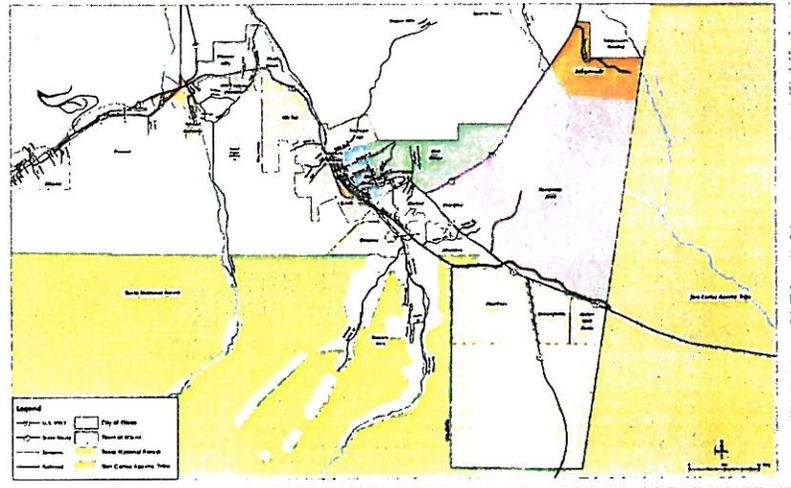
Character Areas



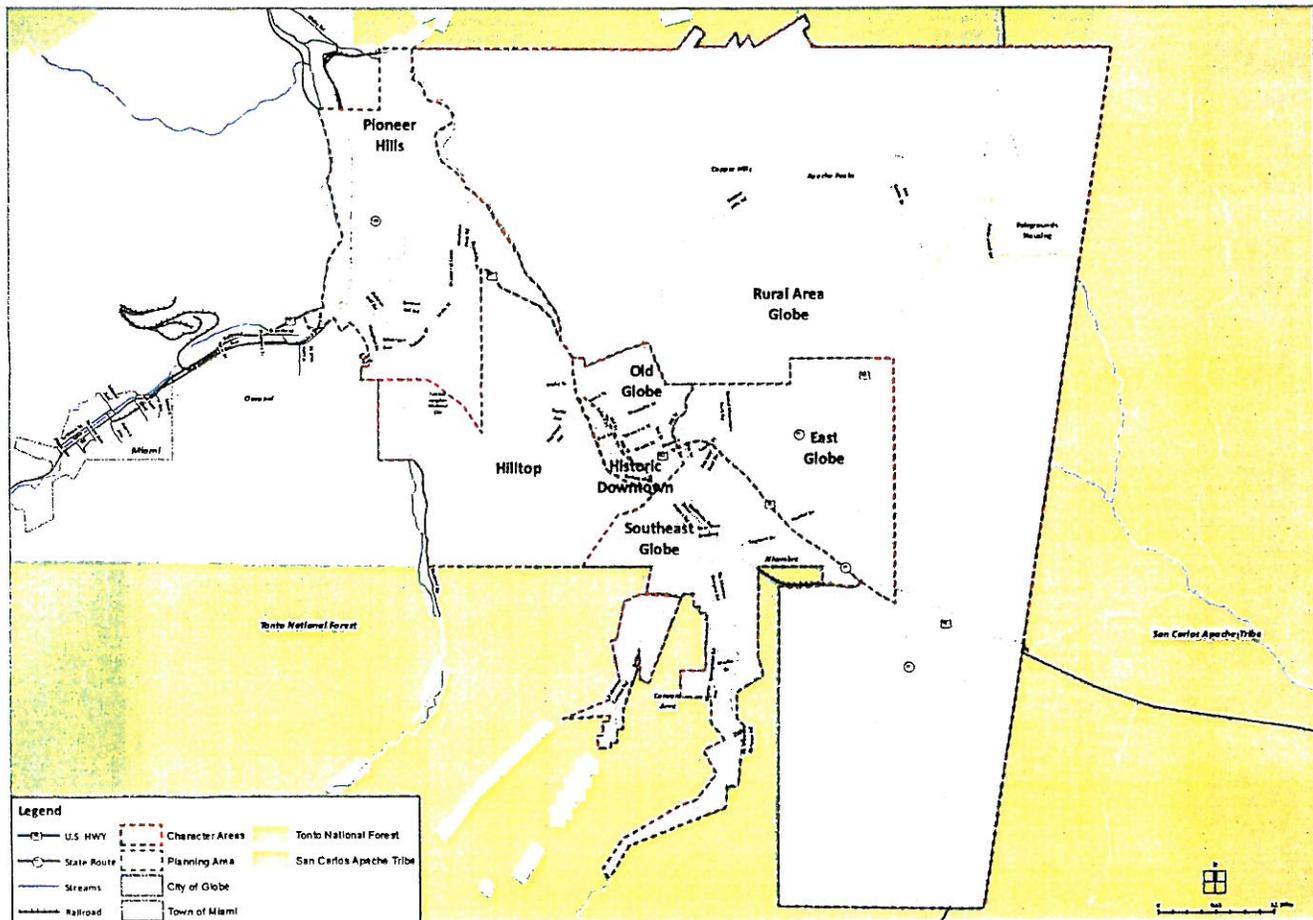
From Neighborhoods to Character Areas

An innovative approach to land-use planning is the implementation of Character Areas. This approach, contrary to normal land-use planning, looks first at the common characteristics or qualities of specific areas within a city; these characteristics can be based on historical uses, current land-use patterns or cultural identities, among others. After identifying the boundaries of these character areas and their unifying characteristics, future land use decisions are made based on whether or not they will strengthen or uphold the character of the area. Unlike conventional land-use planning, which just looks at whether a certain land-use is compatible with the surrounding land-uses, Character Area Planning takes into account all aspects of a place and thus provides a basis for an integrated approach to its planning and management.

The first task was to delineate the different characters within the city. It was apparent that there were many neighborhoods and districts that shared common features; these places were grouped into 7 character areas. These character areas were then analyzed and a character area description was drafted based on the prevailing land-uses, transportation networks, history and culture of the area. These descriptions will serve as a guide for future development and land use changes.



Neighborhoods Map



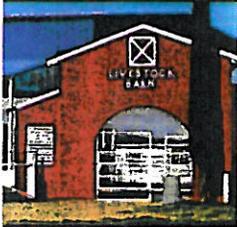
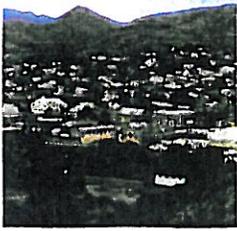
Character Areas Map



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Character Areas



NAME	PHYSICAL DESCRIPTION	NEIGHBORHOODS	MAJOR ROADS	POINTS OF INTEREST	PREFERRED DENSITY AND NON-RESIDENTIAL ZONING DISTRICTS
Pioneer Hills	A large portion of the character area is vacant land. Newer homes, mobile home community north of U.S. 60. Two large shopping areas located along the US 60 at the eastern entrance of town. Both large and small businesses, mostly along the highway corridor. Local hospital also holds employment potential. Generally hilly with some flatter areas that support the commerce and housing developments.	<ul style="list-style-type: none"> Miami Gardens Pioneer Hills MH Copper Country Pinal Creek 	<ul style="list-style-type: none"> U.S. 60/ Broad St. S.R. 188/ Apache Trail 	<ul style="list-style-type: none"> Cobre Valley Community Hospital Wal-mart Supercenter Fry's Food Store Cobre Valley Country Club (adjacent golf course) 	<ul style="list-style-type: none"> 4-6 dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S, C-2, C-3, M-1 and M-2
Hilltop	North portion is primarily vacant land and is not served by City utilities, while south portion contains older residential neighborhoods served by City water and sewer. Small businesses located along the U.S. 60 (Broad Street/Ash Street). Typified by hilly terrain resulting in large lots separated by washes natural desert.	<ul style="list-style-type: none"> Hilltop G-Hill 	<ul style="list-style-type: none"> U.S. 60/ Broad St./ Ash St. 	<ul style="list-style-type: none"> Collins and Euclid Parks Old Central School and Ball Field 	<ul style="list-style-type: none"> 2-4 dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S, C-2, C-3, M-1 and M-2*
Old Globe	The Old Globe CA is adjacent to and directly north of the Downtown Historic Globe District. Developed as part of the original Globe Townsite established in 1882. Homes front on parallel east-west streets. Because most development occurred within the late 1800's and early 1900's, most of the homes in the area represent the styles popular at that time including the late examples of the Bungalow Style and various types of Period Revival dwellings. Later development included homes from the Ranch stylistic era. As a whole, the neighborhood retains its historic appearance from its period of development.	<ul style="list-style-type: none"> Noftsgar Hill Old Globe West part of East Globe (6th Street boundary) West part of Skyline 	<ul style="list-style-type: none"> U.S. 60/Broad St. 	<ul style="list-style-type: none"> Globe Active Adult Center Noftsgar Hill Baseball Complex Globe High School Noftsgar Hill Inn Old Dominion Hiking Park 	<ul style="list-style-type: none"> 4-6 dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S, C-2, C-3*, M-1* and M-2*
Historic Downtown Globe	The Historic Downtown Globe CA is the central Globe residential and business neighborhood that developed as part of the Original Townsite established in 1882. With the Historic District designation along Broad Street, this CA is comprised of historic, multi-story structures that houses retail, service and office uses. Additionally, multi-story structures commonly housed residential uses above the ground floor. Architectural styles include: Romanesque Revival style incorporating round arches over windows and entryways of the Holy Angels Catholic Church constructed in 1918 and the Elks Lodge Building built in 1910 to the Georgian revival style of the Amster Building constructed in 1906 with its rectangular windows and decorative cornice. Gila Valley Bank and Trust Building constructed in 1904. There are several small businesses along a main street setting. It is the oldest part of the City, and infrastructure generally requires repairs and updating.	<ul style="list-style-type: none"> Broad Street Historic District 	<ul style="list-style-type: none"> U.S. 60/Ash St. Broad St. 	<ul style="list-style-type: none"> City Hall Police Department Headquarters Fire Department Headquarters Cobre Valley Center for the Arts Globe Public Library Historic Downtown 	<ul style="list-style-type: none"> 6+ dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S and C-2
East Globe	Areas of vacant land with development potential. Most housing built in the last 15 years, primarily in the Crestline neighborhood. Retail uses are located primarily along the highway corridors.	<ul style="list-style-type: none"> East part of East Globe (6th Street boundary) West part of Northeast Area Crestline 	<ul style="list-style-type: none"> U.S. 60 S.R. 77 U.S. 70 Montecito Road 	<ul style="list-style-type: none"> Dream Manor Inn Round Mountain Park High Desert Middle School 	<ul style="list-style-type: none"> 2-4 dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S, C-2 and M-1*
Southeast Globe	Large areas of vacant land with development potential. There is a mix of older neighborhoods and small ranches, existing industrial uses. There are several existing tourist and recreational destinations within this character area.	<ul style="list-style-type: none"> East part of Skyline Canyons 	<ul style="list-style-type: none"> U.S. 60 U.S. 70 S.R. 77 	<ul style="list-style-type: none"> Besh Ba Gowah Archeology Park Globe Community Center Gila County Courthouse 	<ul style="list-style-type: none"> 2-4 dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S, C-2 and M-1*
Rural Area Globe	This broad and predominantly open area consists of undeveloped parcels with a gently rolling hills and dry stream beds surrounded by Tonto National Forest on the north and south and the San Carlos Indian Reservation on the east. The character area is predominantly rural character with sweeping vistas. Much of the area north of US 70 is private vacant land or vacant State Trust Land. Land south of US 70 is within the boundary of the Tonto National Forest. Only residences are ranches or temporary housing near the fairgrounds. No major retail uses. Industrial uses near well fields, and potential employment area along U.S. 60 and S.R. 77. Gently rolling hills and dry stream beds surrounded by Tonto National Forest on the north and south and the San Carlos Indian Reservation on the east.	<ul style="list-style-type: none"> Fairgrounds East part of Northeast Area (High Desert Middle School road boundary) Crestline Pipelines, Brownfields & Cutter Well Fields 	<ul style="list-style-type: none"> U.S. 70 S.R. 77 	<ul style="list-style-type: none"> City Fairgrounds 	<ul style="list-style-type: none"> 0-2 dwelling units per acre. The following non-residential Zoning Districts are encouraged: N-S, C-2* and M-1*

*Note: Must be adjacent to a State Highway

Non-Residential Zoning Categories

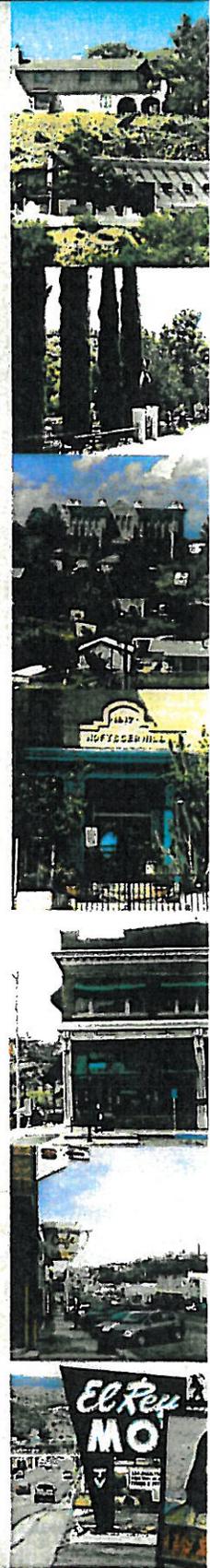
(N-S) Neighborhood Office/Service Zoning District
 (C-2) Intermediate Commercial District
 (C-3) Central Commercial District

(M-1) Light Industrial District
 (M-2) General Industrial District



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CHAPTER 3
LAND USE

VISION STATEMENT

Camp Verde will remain a community with a rural character. Land use within the Town and study area will be patterned in such a manner as to create a sustainable community while respecting the rural setting.

INTRODUCTION

The physical characteristics in the geographic study area of the **General Plan** largely determine land use. To remain sustainable, Camp Verde must be responsible with the use of its land, air and water resources.

The Land Use Element honors current uses with the vision expressed by the community. Within the incorporated town boundary of Camp Verde there are approximately ~~27,669~~ **27,040** acres of which the National Forest Service administers approximately 41% **40%**. Retaining some lands as open space and public recreational use, serves the community vision of preserving the panoramic views of the mountains.

Town of Camp Verde Land Ownership

<u>LAND OWNERSHIP</u>	<u>APPROX. TOTAL ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Forest Service	11,249 10,918	40.6% 40.38%
Private	13,529 13,161	49% 50.36%
Public Facilities	121 289	.4% 1.07%
State Trust Land	994	3.6% 3.68%
Yavapai-Apache Nation Reservation	1,776 1,678	6.4% 6.21%
Approx. Total Acres	27,669** 27,040**	100%

*All figures are approximate.

** Figure provided by the 1990 Town of Camp Verde Comprehensive Land Use & Transportation Study Final Report prepared by BRW. **Yavapai County GIS Department.**

The scenic beauty of the Verde Valley is unparalleled. Camp Verde also boasts more than 18 miles of the Verde River within its town limits. Its lush riparian areas **are visually appealing and are home to** ~~serve not only the eye but also~~ the various migrating fowl and indigenous wildlife who have established their habitats there. Tourists come year round to Camp Verde not only because of this great beauty and nostalgia, but also because of the Fort Verde Historic State Park and nearby Montezuma Castle National Monument; which ~~in itself~~ brings over a million visitors every year.

The topography of the Town consists of river valleys, hills and mesas that create steep sloped areas, (ten percent plus slope), of approximately 4,400 acres within the incorporated Town boundaries. These areas, including the Black Hills, White Hills and Wingfield Mesa, are therefore recommended to remain as public lands to avoid negative environmental impacts.

The panoramic view of Wingfield Mesa and beyond from the valley floor holds beauty enough to justify it as a preserved area. With the added concerns of soils, transportation, water and numerous archeological sites, Wingfield Mesa is not suitable for development.

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Another magnificent view is the entry into the Verde Valley descending from the top of the pass on Interstate 17 and the southern entrance into town General Crook Trail. Coming down the slope looking upon the lush green of the Verde Valley and grazing livestock gives one an impression of the area.

Another magnificent view is from Interstate 17 going north toward Flagstaff from the top of the pass. Upon descending into the valley along Copper Canyon, one can view the magnificent panorama to the east. The expanse covers the Town of Camp Verde and of the lush green of the Verde Valley. With the grazing livestock and agricultural areas in view, it gives one an impression of the area. Much of this land is National Forest and State Trust Land.

Much of this land is National Forest Land and State Trust Land. A new four lane road will allow motorists to travel from Interstate 17, through the State Trust Land, to commercially zoned property at Highway 260. The increase in traffic flow would make this property suitable for higher intensity uses.

East of Interstate 17 on State Route 260 to Finnie Flat Rd., the land use is "Commercial." With State Route 260 being four lanes, there is higher traffic flows and this location is suitable for high intensity uses.

The most significant issues expressed by residents during general plan public participation meetings are the lack of jobs, and shopping opportunities and a lack of reasonably priced housing. Historically, the largest land use for the Town has been low density residential with residential agricultural in the form of family gardens and orchards, lending to the Town's rural atmosphere. Most residents now accept higher density residential use in the Interstate 17 and Highway **State Route** 260 area. Commercial is accepted by most residents along Interstate 17 and along Highway **State Route** 260 west of Interstate 17.

Proposed Land Use – Town of Camp Verde

<u>LAND USE</u>	<u>APPROX. TOTAL ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Open Space	1,721 1,698	6% 6.3%
Public Lands	9,046 9,058	33% 33.5%
Agriculture	1,472 1,441	5% 5.3%
Rural Residential	5,557 5,581	20% 20.6%
Low Density Residential	1,659 1,721	6% 6.4%
Medium Density Residential	891 882	3% 3.3%
High Density Residential	498 502	2% 1.9%
Public Facilities	288 289	1% 1.1%
Commercial Use	2,179 2,236	8% 8.3%
Mixed Use	203 201	.7%

CHAPTER 3
LAND USE

Mixed Use – Commercial/Industrial	495 316	2% 1.2%
Industrial Use	246 281	8% 1.0%
Natural Resources	389 307	1.5% 1.1%
Yavapai-Apache Nation	1,660 1,678	6% 6.2%
Roadways	1,365 849	5% 3.1%
Approx. Total Acres	27669** 27,040	100%

*All figures are approximate.

** Figure provided by the ~~1990 Town of Camp Verde Comprehensive Land Use & Transportation Study Final Report prepared by BRW~~ **Yavapai County GIS Department.**

While residents have expressed the need and desire for additional commercial activity and some higher density residential land designations, quality of life issues are also important. Residents expressed the desire to preserve and enhance Verde River access, assure neighborhoods are visually attractive, ~~and neat in appearance,~~ and maintain the rural character of the Town as important for the community's future. 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 qualities that make Camp Verde unique.

STATE REQUIREMENTS Per ARS§ 9-461.05

The Land Use Element of the General Plan is mandated by Arizona Revised Statutes, which stipulates that each municipality include a land use element in its General Plan. State law further states that the land use element will:

- a. Designate the proposed general distribution and location and extent of such uses of 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. Include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
- c. Identify 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. Include consideration of air quality and access to incident solar energy for all general categories of land uses.
- e. Include 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.

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- f. **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.**
1. **The vast majority of Camp Verde stands as a viable source of aggregate adequate to provide for future infrastructure and development needs.**

Proposed Land Use Designations

To assist in guiding growth and development consistent with the community's vision, it is important to maintain a variety of land uses. Following is a description, including target densities and the intent of the different land use districts designated on the Camp Verde Land Use Map.

The following land use categories should be used when interpreting the Land Use Map.

Open Space – This designation incorporates the types of uses defined for the Open Space Designation in the AZ 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.

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

Agricultural Use – 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.

Rural Residential – This designation requires a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.

Low Density Residential - This designation requires a minimum of one acre, allows for one single-family residence. Livestock allowed on lots of 1/2- acre or more in size.

Medium Density Residential –This designation requires a minimum of 1/4-acre lots, allows for single-family residence.

High Density Residential – This designation requires both sewer and water system service, **due to regulatory requirements**, is for single or multi-family use with a maximum of 11 dwellings per acre. Requires a Planned Unit Development (PUD) or as part of a Town approved project

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.

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

Mixed Use – This designation recognizes areas for future growth and allows a mixture of uses similar to regional commercial and services, indoor manufacturing, business parks, warehousing and distribution centers, outdoor equestrian and recreation facilities, public uses and open space. Residential development is limited to a minimum of two-acres per dwelling. Density and intensity of development in this designation will depend on available infrastructure including utilities and roadways.

Mixed Use Commercial/Industrial – This designation recognizes areas for future growth and allows a mixture of uses similar to regional commercial and services, indoor manufacturing, business parks, warehousing and distribution centers, outdoor equestrian and recreation facilities, public uses and open space. Residential development is prohibited.

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

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

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. In addition to the above listed land use designations, the community recognizes three Special Planning Districts: **Historic Historical Town Site, Entertainment District, Hwy. State Route 260 Annexation,** and Spur Land & Cattle Co. (Hauser Farm).

Historic Historical Town Site - This recognizes the economic as well as **the** social importance of the area surrounding Main Street, including **the** Historic Fort Verde State Park. Additional Land Use information for this designation is found in the portion of this element that addresses revitalization and in the History & Culture Element.

Hwy. State Route 260 Annexation - The annexation was completed on March 02, 2005 which incorporated 237 acres along State Route 260 at the northwest boundary of the of the town. Approximately 189.3 acres are Prescott National Forest, 45.14 acres are privately owned and 2.56 acres belongs to the Camp Verde Water System.

~~This is a commercial and manufacturing area at the Town's northwest boundary. In addition to existing commercial and manufacturing uses, the Camp Verde Water Company has a well and water storage tanks in the annexation area. The Town filed a petition with Yavapai County stating the Town's intent to annex this property. The proposed annexation area includes approximately 400 acres. Approximately 222 acres belongs to private individuals and the remaining 178 acres is National Forest. It is proposed to keep the National Forest property in the annexation area as Open Space.~~

Spur Land & Cattle Co. – This recognizes the area on Montezuma Castle Highway occupied by Hauser and Hauser Farms. The Spur Land & Cattle Company has expressed a desire to work with the Town and other entities to conserve areas of this property that are environmentally sensitive and historically important to the character of the Town.

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LAND USE

- A. GOAL: PRESERVE AND RETAIN THE RURAL ATMOSPHERE AND CHARACTER OF THE TOWN BY PROMOTING COMPATIBLE LAND USES.

Implementation Strategy:

- A. 1. Work in cooperation with all government entities to implement the General Plan as adopted by the Town of Camp Verde.
A. 2. Encourage compatible land use in areas adjacent to public lands and existing uses.
A. 3. Update and consistently apply the Town's development regulations.
A. 4. Identify and develop walkways and trails, which link neighborhoods and preserve a "sense of community" and the ability to interact with neighbors.
A. 5. Encourage neighborhood grass roots cooperative agricultural land use such as community gardens.
A. 6. Review animal privilege ordinances to ensure compatibility with the Camp Verde lifestyle.
- B. GOAL: PRESERVE, DEVELOP AND ENHANCE THE RURAL/~~WESTERN???~~ CHARACTER OF COMMERCIAL, AND NON-RESIDENTIAL, BUILDINGS AND SITES.

Implementation Strategy:

- B. 1. Future commercial expansion will be encouraged in designated growth areas.
B. 2. Update and consistently apply the Town's development regulations (**Town Code 10-2** Nuisance and Hazards, ~~Section 109~~ **Part Two, Section 203** Zoning Districts).
B. 3. Develop guidelines for Town staff for review of new commercial development proposals.
B. 4. Use criteria for commercial development plans to incorporate techniques, whereby the rural nature of Camp Verde shall not be compromised.
- C. GOAL: CONSERVE NATURAL RESOURCES THROUGH COMMITMENT TO RESPONSIBLE DEVELOPMENT THAT IS SENSITIVE TO ALL NATURAL RESOURCES AND COMMUNITY NEEDS.

Implementation Strategy:

- C. 1. Encourage the use of solar, wind and other renewable resources.
C. 2. Encourage the use of alternative building materials and energy efficient designs.
C. 3. Enforce the use of non-polluting EPA approved heating systems in new construction.
C. 4. Follow County Flood Control guidelines for development within the floodplain to ensure the safety of townspeople, and to avoid the economic loss caused by floods.
C. 5. Review commercial projects for adequate open space, waste disposal methods and possible impact on surface or ground water, or soil.

REVITALIZATION

Revitalization of Camp Verde's historic downtown is a major concern not only to maintain the viability of this area, but also to give residents and visitors a sense of place. It is therefore important to implement effective long-range planning that ensures the economic success of this area and to avoid incompatible land uses by ensuring adjacent development is compatible and sensitive to the needs of the Main Street area, including the adjacent Fort Verde State Historic Park.

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In the case of the Historic Town site, it is important to develop a sound economic market that supports quality residential and employment opportunities while maintaining the historic integrity of the area and providing a town center residents and visitors can identify with.

IMPLEMENTATION GUIDELINES

It is important to note that the target densities are only targets or goals. Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees. When the General Plan designates an area as High Density Residential, 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.

The Land Use Element does not reflect the intended zoning of individual parcels, but rather generalized desired future land use. The boundaries between use and density designations noted on the map are not precisely fixed.

AMENDMENTS TO THE LAND USE MAP

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

State Law Requirements for Amending the Land Use Map

State Law Requirement	Major Amendment	Minor Amendment
Public Notice in Newspaper	Yes	Yes
Letter to Property Owners w/in 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

CHAPTER 3
LAND USE

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 Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.

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

Major Amendments

ARS defines major amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.”

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

The Community Development Director will use this checklist to determine if a Land Use Map change is a major or minor amendment. A Major Amendment is any proposal that meets any one of these criteria:

CRITERIA	MAJOR AMENDMENT
Significant change to the Circulation Element such as but not limited to: <ul style="list-style-type: none"> • 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

CHAPTER 3
LAND USE

Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

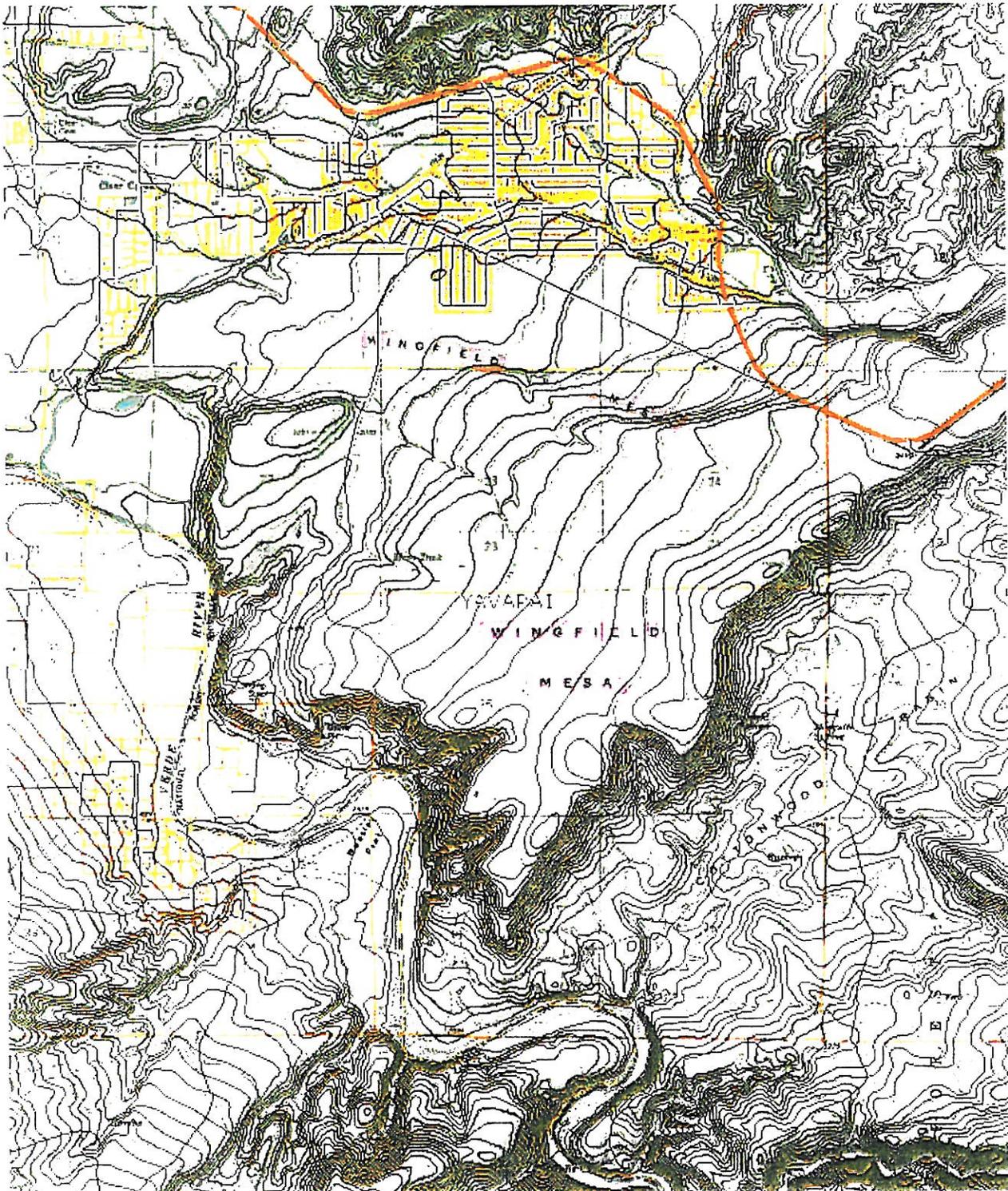
*Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

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

Wingfield Mesa



Disclaimer: Map and parcel information is believed to be accurate but accuracy 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.

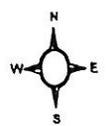
Map printed on: 8.19.2013

*Land Use Map
for
Town of Camp Verde
Adopted 12-1-04 and
Ratified by Voters 3-8-05*

-  Special planning district.shp
-  Regional roads
- ADOPTED 2004 LAND USE MAP**
-  Agriculture > 5 Acres
-  Commercial
-  High Density - 11 Units AC Max
-  Industrial
-  Low Density - 1 AC Min
-  Medium Density - 1/4 AC Min
-  Mixed Use
-  Mixed Use - Com/Ind
-  National Forest
-  Natural Resource
-  Open Space
-  Public Facilities
-  Rural Residential - 2 AC Min
-  Yavapai-Apache Nation
-  Town Boundary



473 S. Main Street
PO Box 710
Camp Verde, AZ 86322
Tel (928) 567-8631
Fax (928) 567-9061



This map has been prepared for general planning and informational purposes only. Every effort has been made to ensure this map is as accurate as possible. The Town of Camp Verde shall assume no liability for the information contained on this map.

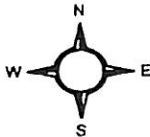
Funding for amending Camp Verde's General Plan was provided in part by the Dept. of Commerce Growing Smarter Planning Grant

Community Dev Dept
Nancy Buckel
1-20-05

*Growth and Open Space
for
Town of Camp Verde
Adopted 12-1-04
and Ratified by Voters
3-8-05*

-  Regional Roads
-  Town Boundary
-  Growth Area
-  Open Space

473 S. Main Street
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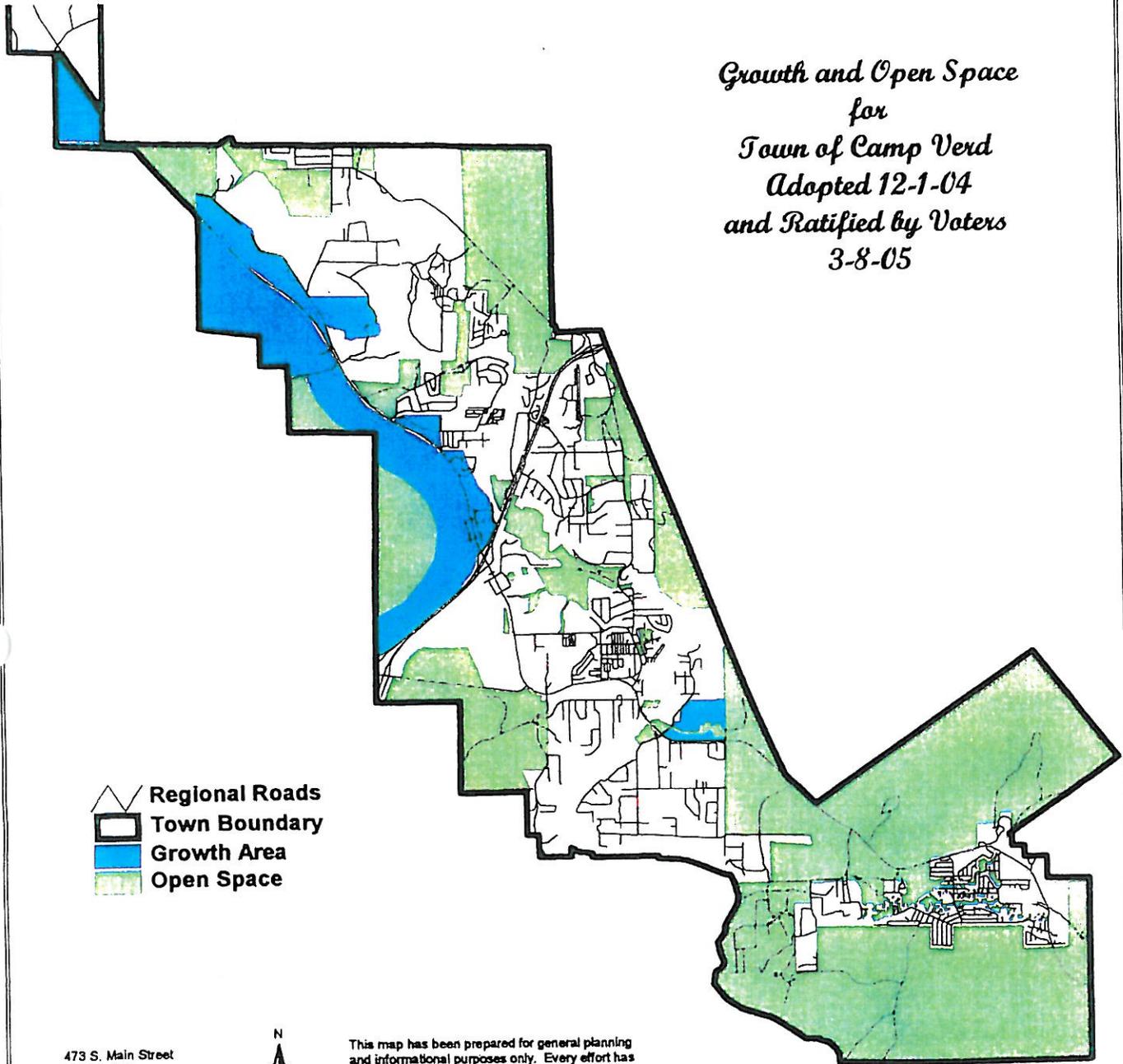


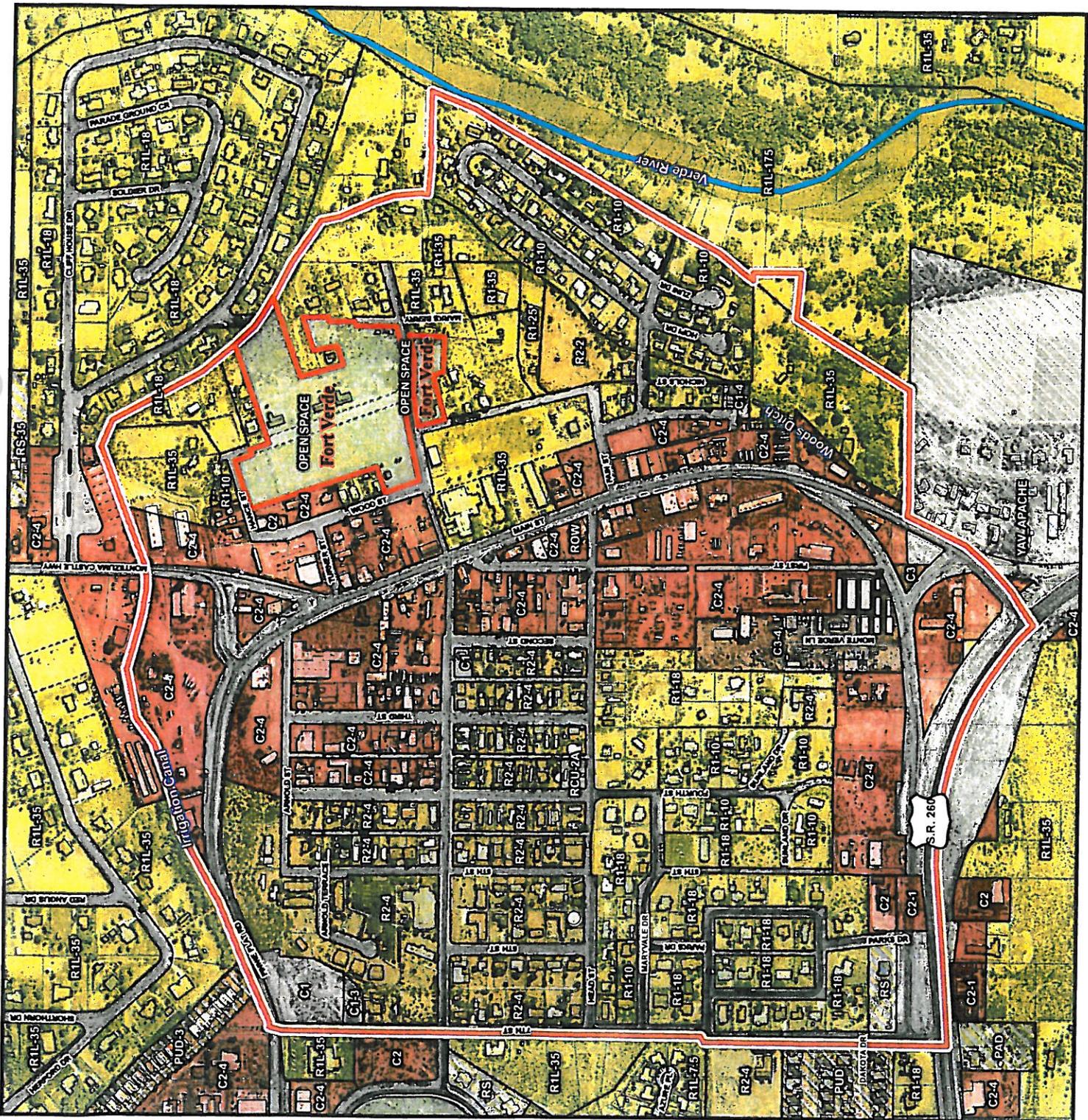
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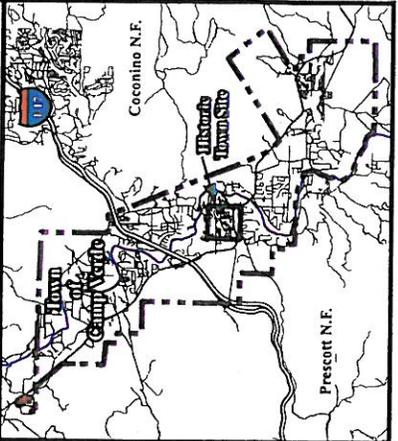
Community Dev Dept
Nancy Buckel
3-17-05





1 inch = 600 feet

Source: Yavapai County, Town of Camp Verde, USGS, U.S. Forest Service, and Arizona State Land.
 Map Author: Matt Morris
 Revision Date: July 1, 2010
 P:\HousingDept_njgm\GIS_njgm\projects_njgm\zoningmap&zoningupdate\ZoningDistricts_8x11_0631010_njgm.mxd





RESOLUTION 2012-874

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,
DECLARING ITS INTENTION TO DESIGNATE A DEFINED AREA AROUND THE
DOWNTOWN AS AN ENTERTAINMENT DISTRICT PURSUANT TO A.R.S. §4-207
THEREBY ALLOWING THE TOWN OF CAMP VERDE TO APPROVE ON A CASE-BY-CASE
BASIS EXEMPTIONS FROM THE DISTANCE RESTRICTIONS PRESCRIBED THEREIN
FOR THE ISSUANCE OF CERTAIN LIQUOR LICENSES FOR ESTABLISHMENTS IN
RELATION TO PUBLIC, PRIVATE, OR CHARTER SCHOOLS OR PLACES OF WORSHIP.**

WHEREAS, on April 2010, the State Legislature passed House Bill 2596, amending sections 4-207 and 41-1493, Arizona Revised Statutes; amending Title 41, Chapter 9, Article 9, Arizona Revised Statutes; and

WHEREAS, A.R.S. §4-207 restricts the granting of certain types of liquor license to establishments within 300 feet of existing schools and places of worship; and

WHEREAS, A.R.S. §4-207 allows the governing body of a city or town to grant an exemption from these distance restrictions, on a case-by-case basis for an establishment located in an area that is designated as an Entertainment District; and

WHEREAS, A.R.S. §4-207 declares that for the purposes of that section, "Entertainment District" means a specific contiguous area that is designated an entertainment district by a resolution adopted by the governing body of a city or town, that consists of no more than one square mile, that is no less than one-eighth of a mile in width and that contains a significant number of entertainment, artistic and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios, galleries, restaurants, bars and other related facilities; and

WHEREAS, the area proposed as the Entertainment District/Arts and Entertainment District/Heritage District or other description, meets the above description of an Entertainment District for the purposes of A.R.S. §4-207; and

WHEREAS, the authority for the Town Council to grant such exemptions from distance requirements for establishments requiring certain liquor licenses in the Entertainment District would support the location of desirable and activating uses in this area.

WHEREAS, the Town has identified criteria to aid in the consideration and deliberation of exemptions hereto and to promote the general health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the Town of Camp Verde, Arizona as follows:

SECTION 1: Entertainment District

1. The Town Council of the Town of Camp Verde does hereby accept and adopt the Entertainment District as shown in Exhibit A.

SECTION 2: Separability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3: This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on the 7th day of November, 2012.



Bob Burnside, Mayor

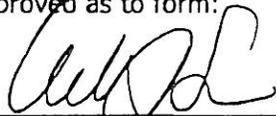
Date: 11-8-12

Attest:



Deborah Barber, Town Clerk

Approved as to form:



Town Attorney

Exhibit A – per council direction on October 17, 2012

"Proposed Entertainment District"
Camp Verde, Arizona
November 7, 2012

