

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

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

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes:**  
June 11, 2015 – General Plan Work Session
  - b. **Set Next Meeting, Date and Time:**  
July 09, 2015 – General Plan Work Session
5. **Discussion of General Plan Schedule.**
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.**
7. **Discussion, Public Input on Commission Consensus for Chapter 6 Cost of Development.**
8. **Discussion, Public Input on Commission Consensus for Chapter 7 Housing.**
9. **Adjournment**

**Planning & Zoning Regular Session July 02, 2015 at 6:30 PM.**

**Next Sub-Committee Meetings**  
**July 01, 2015 - Wednesday**

**Next General Plan Work Sessions**  
**July 09, 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: J Jenkins Date/Time: 6-22-15 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.

**DRAFT MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY JUNE 11, 2015**  
**6:00PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:15 pm.

**2. Roll Call**

Chairman Davis, Vice Chairman Davis, Commissioners Burnside and Hisrich.  
Absent: Commissioners Blue, Norton and Parrish.

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

**3. Pledge of Allegiance**

Chairman Davis 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:**

May 14, 2015 – General Plan Work Session  
June 04, 2015 – Planning & Zoning Special Session

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

June 25, 2015 – General Plan Work Session  
July 02, 2015 – Planning & Zoning Regular/Special Session

**On a motion by Burnside, seconded by Freeman, the commission unanimously passed the Consent Agenda.**

**5. Discussion of General Plan Schedule.**

Burnside requested a meeting with council to update with progress of the general plan. Commission reviewed the proposed schedule with the understanding that dates are subject to change. Commission is encouraged to review it again and send any requests for change to Chairman Davis.

**6. Discussion, Public Input and Commission Consensus for Chapter 9 Open Space & Recreation.**

Mike Jenkins began discussion with the Definitions portion of Chapter 9. It is the consensus of Commission to the following changes:

The inventory list shall be altered as follows:

Bordering the Town of Camp Verde

Remove: Beasley Flat – Verde River Access Point and relocate in list under River Access.

White Cliffs from sewer ponds to refuse transfer station shall read "White Hills"

Campground

No Changes

Cemeteries

Add: Squaw Peak Cemetery

Misc. Open Space Locations

Add: Numerous Farms & Ranches

Parks

Remove the acreage size after each park listed.

Add: Rezzonico Park, Town of Camp Verde Park, Black Bridge Park.

Pathways

No Changes

Playgrounds

No Changes

Trailheads

Change: Copper Canyon Equestrian Trailhead (General Crook Trail) to Copper Canyon multi-purpose Trailhead (General Crook Trail)

Add: Beasley Flats Verde River Access, Clear Creek/Verde River Access

River Access

Beasley Flat

Clear Creek River Access

FORCASTED NEED: Page 4

Commission discussed their concern regarding the accuracy of the information presented in the chart and the ease of readability. After discussion and debate, it is the consensus of the Commission for staff to review the chart and have appropriate changes made by the Parks and Recreation Director before a final review is made by Commission.

GOAL A:

No comments by commission.

GOAL B:

No comments by commission.

At 7:26 pm Vice Chairman Freeman indicated he needed to excuse himself from the meeting. The chairman stated that since there was no longer a quorum, the balance of the meeting will be continued. A quorum was no longer present at that point. The remaining Commission members engaged in discussion, no actions were taken. All remaining information on the agenda is rescheduled for discussion at the next General Plan Work Session on June 25, 2015.

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

The meeting was adjourned at 7:58 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 11th 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

**CHAPTER 9**  
**OPEN SPACE & RECREATION**

**P&Z Comm. Gen. Plan Wk. Session 06-25-2015**

**VISION STATEMENT**

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

**STATE REQUIREMENTS**

The Open Space Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that communities larger than 2,500 inhabitants include an Open Space Element.

Arizona law further states that the Open Space Element specifically include:

- A. A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources
- B. An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources
- C. Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

**DEFINITIONS**

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

Open space is described as:

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

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

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

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

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**INVENTORY**

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

**Bordering the Town of Camp Verde**

Beasley Flat – Verde River Access Point  
Black Hills  
Jackson Flat  
Squaw Peak  
White Hills  
Wingfield Mesa

**Campground**

Clear Creek Campground and Staging area

**Cemeteries**

Clear Creek Cemetery and Church  
Middle Verde Cemetery  
Squaw Peak Cemetery

**Misc. Open Space Locations**

Clear Creek Floodway in Verde Lakes  
Forest Service Airstrip and surrounding area  
National Forest Service Prehistoric Salt Mine  
Verde Lakes  
Verde Lakes Property Owners Clubhouse

**Parks**

Arturo Circle Neighborhood Park  
Butler Park  
Heritage Pool  
Heritage Skate Park  
Rocking River Ranch (State Park)  
Sunnyside Park  
White Bridge River Front Park  
Town of Camp Verde Community Park  
Black Bridge River Front Park  
Rezzonico Park

**Pathways**

Fort River Caves River Access/Pathway  
Pecan Lane Pathway  
Quarterhorse Pathway  
Salt Mine Road Pathway

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**Playgrounds**

Camp Verde School District Fields and Playgrounds  
Fort Verde State Park, Parade ground and picnic area – 11 acres  
Town Complex Soccer Field and Playground – 2 acres

**Trail Heads**

Copper Canyon multi-purpose Trailhead (General Crook Trail)  
Grief Hill Trailhead on Cherry Road  
Trail 119A by Overlook Acres

**River Access**

Beasley Flat  
Clear Creek River Access

**FORECASTED NEED**

**Camp Verde Recreation Inventory and Evaluation\***

<b>Activity</b>	<b>Goal/population*</b>	<b>Standard**</b>	<b>Inventory</b>	<b>(Deficiency) or Surplus</b>
Amphitheater	1/ 25,000	0	0	0
Basketball – outdoor	1/ 2,500	4	<del>4</del> 2	<del>0</del> 2
Basketball – indoor	1/ 10,000	1	1	0
Baseball – - lighted	1/ 5,000 1/ 10,000	2 1	1 <del>0</del> 1	(1) (1) 0
Softball –lighted	1/ 2,500	4	1	(3)
Practice fields	1/ 5,000	2	2	0
BMX	1/ 25,000	0	0	0
Equestrian Arena	1/Community	1	<del>1 (private)</del> 0	<del>0</del> (1)
Football	1/ 3,000	3	1	(2)
Hiking/walking/biking trails	1/ 2,500	4	<del>205.9</del> 200 + miles	<del>201.9</del> 200 + miles
Horseback Riding	1/ 1,000	<del>10</del> 11	<del>205.9</del> 200 + miles	<del>195.9</del> 200 + miles
Hiking/Walking/Biking Trail Head ***	1/ 2,500	4	3	(1)
Horseback Riding Trail Head ***	1/ 1,000	11	2	(9)
Multi-use recreation facility	1/ 10,000	1	1	0
Picnicking – tables - shelters	1/ 500 1/ 2,000	<del>20</del> 22 5	<del>21</del> 30 5	<del>1</del> 8 0
Playground	1/ 2,500	5	<del>3</del> 4	<del>(2)</del> (1)
River access points (designated)	1/ 2,000	5	<del>3</del> 4	<del>(2)</del> (1)
Skateboard park	1/ 25,000	0	1	1
Soccer	1/ 3,000	8	<del>3</del> 2	<del>(5)</del> (6)
Swimming	1/ 25,000	1	1	0
Tennis	1/ 5,000	2	1	(1)

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¼ mile track	1/ 7,500	1	± 0	0 (1)
Volleyball	1/ 5,000	2	± 1	0 (1)

*\*During the Council's Public Hearing to Adopt the 2003 General Plan, racquetball courts were cited, as a community need.*

*\*Goal/Population ~~determined~~ recommended by the Camp Verde Parks & Recreation Commission in 2005 in conjunction with the Arizona Department of Commerce. and based on an estimated 2002 population of 10,000.*

*\*\*\*Approximately 17 miles, located within the Town's boundaries, that do not include historic trails or non-dedicated trails on paved roads unless there is a marked area specifically for non-motorized use.*

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

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

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

**A. GOAL: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.**

**Implementation Strategy:**

- A. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- A. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- A. 3. Encourage recreation that is compatible with the natural and cultural environment.
- A. 4. Work with the governmental agencies, and public/private organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and to provide trail corridors.
- A. 5. Purchase from willing sellers, high priority lands needed for riverside parks and trails when possible.

**B. GOAL: WORK COOPERATIVELY WITH THE LOCAL SCHOOL SYSTEM, GOVERNMENTAL AGENCIES AND PUBLIC/PRIVATE ORGANIZATIONS TO DEVELOP AND CONDUCT EDUCATIONAL PROGRAMS THAT EXPLAIN THE VALUE OF RIPARIAN AREAS.**

**Implementation Strategy:**

- B. 1. The Town Parks and Recreation staff will work with schools, governmental agencies and public/private organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.
- B. 2. The Town will work with the governmental agencies and public/private organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.

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**[Continuation of P&Z Comm. General Plan Work Session of 6-11-2015]**

**D. C. GOAL: INSTITUTE A COMPREHENSIVE OPEN SPACE PLAN THAT DESIGNATES AREAS FOR PERMANENT RETENTION AS DESIRED PRESERVATION SPACE AND RECREATION OPPORTUNITIES. (See Exhibit A, Proposed Topics for the Camp Verde Open Space Plan.)**

**Implementation Strategy:**

- C. 1.** Work cooperatively with **Yavapai County and other Verde Valley communities including the Yavapai-Apache Nation U.S. Fish and Wildlife, Game and Fish Department and Public Land Managers other organizations** to prepare and implement a comprehensive regional open space plan that protects critical open space **and offers recreational opportunities in Camp Verde.**
- ~~D. 1. Prepare and implement a riparian overlay zone.~~
- D.C 2. 2.** Establish **Encourage** community standards that ensure voluntary preservation of the **historical and** natural environment and open space character of the Town.
- ~~D. 3. Require developers to provide an open space plan.~~
- ~~D. 4. Require new development to provide a buffer between residential property and the new development be it commercial, industrial or higher density residential.~~
- C. 3.** **Coordinate with other entities, such as US Forest Service, Arizona State Parks, National Park Service, Yavapai County, Yavapai-Apache Nation, developers, etc, to provide open space, trail system interconnectivity, and shared cost of maintenance.**

**[Move existing D.5. to item F. 3.]**

- ~~D. 5. Designate a corridor system of recreation, trails and educational features related to historical uses and people.~~
- ~~D. 6. Work with the Forest Service to develop agreements to cooperatively designate selected NF Land in and around the Town as desired preservation space.~~

**~~E. GOAL: IDENTIFY AREAS THAT ARE SUBJECT TO NATURAL HAZARDS AND ESTABLISH ZONING TO PREVENT INCOMPATIBLE DEVELOPMENT AND TO PROVIDE FOR PUBLIC SAFETY.~~**

**Implementation Strategy:**

- ~~E. 1. Designate as open space/recreational areas natural wash areas that are subject to seasonal flooding.~~
- ~~E. 2. Locate and identify flood plain, landslide areas, and steep slopes.~~
- ~~E. 3. Establish guidelines for development near natural washes and flood plains.~~
- ~~E. 4. Limit the use of public funds to restore properties that are damaged within the hazardous areas.~~

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- ~~E. 5. Encourage the relocation/removal of residences in areas that are prone to flooding in flood plains and washes.~~
- ~~E. 6. Acquire, through voluntary efforts, conservation easements and development rights, to property in areas prone to flooding to provide natural riparian habitat.~~
- ~~E. 7. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridor protection guidelines.~~

~~**F. GOAL: PROTECT EXISTING "WILD LAND" CHARACTER OF NATIONAL FOREST AND STATE TRUST LANDS.**~~

~~**Implementation Strategy:**~~

- ~~F. 1. Maintain existing zoning of one dwelling per two-acres for NF Land and State Trust Land within the Town's boundaries.~~
- ~~F. 2. Require land survey and marked boundaries for private development along Forest Service and State Trust boundaries prior to construction.~~
- ~~F. 3. Maintain open space buffers on private lands between NF Lands and private development to prevent encroachments and conflicts with public lands.~~
- ~~F. 4. Negotiate Inter-Governmental Agreements with U.S. Forest Service and State Land Department to help administer National Forest and State Trust land within Town's boundaries, including delegation of enforcement authority to local police.~~

**[This Goal is from the Land Use Element]**

**D. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES INCLUDING OF THE 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.
- ~~3. In the event of the development of new construction, encourage site built housing and maintain setbacks and height guidelines.~~
- D. 4.3.** Preserve the **valuable** natural character **resources** of the hillsides and **minimize protect their aesthetic and habitat amenities to enhance the rural character of the area.** ~~the removal of significant vegetation.~~ **[This language is from the Character area language]**
- D. 5. 4.** Consistently communicate with the Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.
- D. 6. 5.** Develop partnerships and ~~coordinate~~ with volunteer organizations and other groups that would assist in management activities and preservation of NF lands.

**[Goals G & H are now Exhibit A]**

~~**G. GOAL: PROVIDE FUNCTIONAL OPEN SPACE AND RECREATIONAL AREAS WITHIN THE COMMUNITY FOR ALL RESIDENTS OF THE TOWN, SECURING PERMANENT INTERCONNECTED OPEN SPACE SYSTEM TO PROVIDE VISUAL AND FUNCTIONAL LINKS BETWEEN PARKS, SCHOOLS AND NEIGHBORHOODS.**~~

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**Implementation Strategy:**

- G. 1. Formulate and update a Town Trails plan on a regular basis.
- G. 2. Develop and implement requirements for new development to dedicate trails and trail heads within its property and along its borders.
- G. 3. Continue documenting existing trails and assure their public accessibility.
- G. 4. Provide for rights-of-way within easements designated for hiking, walking, bicycling, jogging, equestrian or other non-motorized forms of transportation to assure adequate opportunities for active and passive recreation for residents of all ages.
- G. 5. Enhance existing street frontages and rights-of-way for multi-use corridors.
- G. 6. Promote design considerations in open space areas that include low maintenance, natural design, low-water consumption, public safety, drainage management and multi-use.
- G. 7. Provide the maximum level of access consistent with the ADA and state laws.
- G. 8. Develop an equitable means for all developers to participate in the provision of open space and recreational needs of the community, ensuring the integration of existing and proposed trail-way systems and parks into all development.
- G. 9. Town and National Forest to financially coordinate trail mapping, building and trail relocating projects

**H. GOAL: ACCOMMODATE A BROAD RANGE OF RECREATIONAL ACTIVITIES ACCESSIBLE TO ALL NEIGHBORHOODS.**

**Implementation Strategy:**

- H. 1. Develop community parks of three acres or more that are combined with other jurisdictions and/or organizations to minimize the cost of maintenance through joint use, accessible to all neighborhoods.
- H. 2. Promote the preservation of land for parks and recreational uses along the Verde River and along other natural watercourses and in close proximity to existing neighborhoods, by utilizing voluntary conservation easements, acquisition of development rights, grants and other funding sources.
- H. 3. Coordinate with the U.S. Fish and Wildlife Service and the Game and Fish Department to develop/improve sport fishing of the Verde River.
- H. 4. Continue to cooperate with the Forest Service to gain additional improved access to the Verde River, Beaver Creek, and West Clear Creek for recreational activities.
- H. 5. Establish guidelines to require 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 and encourage property owners associations to maintain existing or create new neighborhood/pocket parks.
- H. 6. Coordinate efforts with surrounding agencies to encourage development of large joint-use regional parks. Regional parks shall support, protect and enhance a comprehensive multi-use trail system, including equestrian, walking paths and other types of trails required to meet the needs of the community, while providing access to historic/proposed trail ways.
- H. 7. All parks and facilities will be designed, constructed and maintained in a safe, economical, aesthetic and functional manner.

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- ~~H. 8. Work closely with appropriate agencies and other organizations to protect, enhance and provide access to historic and proposed trail ways.~~
- ~~H. 9. Annually review and update the parks and recreation 5-year master plan.~~
- ~~H. 10. Dedicate a portion of the sales tax revenue to open space acquisition/preservation.~~
- ~~H. 11. Coordinate with Arizona State Parks for funding opportunities and other partnership opportunities.~~

**I. E GOAL: PROVIDE 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:**

- ~~I. E. 1.~~ Designate as natural open space, areas identified by governmental agencies and environmental organizations for habitat preservation.
- ~~I. E. 2.~~ Develop policies to ~~prevent the enclosure of natural environment~~ **reduce barriers** within town boundaries to maintain wildlife migration patterns.
- E 3.** Coordinate with ~~Game and Fish Department, U.S. Fish and Wildlife Service,~~ **governmental agencies,** and ~~other~~ **public/private** ~~appropriate~~ agencies or organizations to evaluate and maintain habitat for endangered species.

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

**Implementation Strategy:**

- ~~J. F. 1.~~ Utilize the Trails Committee's work on designating historic routes.
- ~~J. F. 2.~~ Work with property owners **and public land managers** to **create and** maintain trails/routes.

**[Moved from existing D. 5 to new F. 3.]**

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

**K. G. GOAL: ~~ADD ENCOURAGE AGRICULTURAL USE PROPERTY TO THE TOWN'S OPEN SPACE INVENTORY.~~ TO INCREASE OPEN SPACE.**

**Implementation Strategy:**

- ~~K. G. 1.~~ Offer incentives to developers or property owners, who designate a portion of their property for agricultural use.
- ~~K. G. 2.~~ Encourage agricultural landowners to participate in federal and state programs that are designed to protect the land as open space.

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

Following are possible topics that can be included in a comprehensive open space plan for Camp Verde.

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

**CHAPTER 6**  
**COST OF DEVELOPMENT**

**P&Z Comm. Gen. Plan Wk. Session 6-25-2015**

**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 ~~S~~ 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.

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P&Z Commission General Plan Work Session 6-25-2015

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.~~

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

\* 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.

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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
<del>1980</del>	<del>3,824</del>	
<del>1980</del> <b>1990</b>	<del>3,824</del> <b>6,243</b>	<del>63.26%</del> <b>63.3%</b>
<del>1990</del> <b>2000</b>	<del>6,243</del> <b>9,451</b>	<del>63.26%</del> <b>51.4 %</b> over 10 years
<del>2000</del> <b>2010</b>	<del>9,451</del> <b>10,873</b>	<del>51.39%</del> <b>15.0%</b> over 10 years
<b>1980 - 2010</b>		<del>147.15%</del> <b>66.4 %</b> over <del>20</del> <b>30</b> years

\* Figures are provided from the United States Census.

**Camp Verde Recent Yearly Population Trends**

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

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~~\* Figures are estimates provided by the Arizona Department of Commerce.~~  
 \*\* This figure is ~~This~~ **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%	<del>9,451</del> <b>10,873</b>
Under 5 years	<del>6.1%</del> <b>5.8%</b>	<del>578</del> <b>633</b>
5 - 19 Years	<del>20.7%</del> <b>18.9%</b>	<del>1,960</del> <b>2,052</b>
20 - 24 Years	<del>4.3%</del> <b>5.3%</b>	<del>407</del> <b>575</b>
25 - 54 Years	<del>36.9%</del> <b>35.6%</b>	<del>3,484</del> <b>3,867</b>
55 - 59 Years	<del>5.8%</del> <b>7.3%</b>	<del>548</del> <b>796</b>
60 - 74 Years	<del>17.6%</del> <b>19.0%</b>	<del>1,661</del> <b>2,067</b>
75 & Over Years	<del>8.6%</del> <b>8.1%</b>	<del>813</del> <b>883</b>

\* 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,~~

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~~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.~~