

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
473 S. MAIN ST. STE. 106
THURSDAY AUGUST 27, 2015 6:00PM

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

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
August 13, 2015 – General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
September 10, 2015 – General Plan Work Session
5. **Update, Clarification and Discussion on Town Council’s Direction to Staff concerning the “Water Demand and Conservation Assessment for the Town of Camp Verde – April 2014” as prepared by Western Resource Advocates (Linda Stitzer) and the incorporation of a Town-Sponsored Water Conservation Policy into the General Plan Update. – Staff Resource: Community Development Director, Michael Jenkins**
6. **Discussion, Public Input, and Commission Consensus on Chapter 11 - Water Resources.**
Continued from the August 13, 2015 General Plan Work Session meeting.
7. **Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.**
Continued from the July 9, 2015 General Plan Work Session meeting.
8. **Discussion of Attendance at the next General Plan Work Session, scheduled for Thursday, September 10, 2015.**
9. **Adjournment**

Next Sub-Committee Meeting:
September 2, 2015 - Wednesday

Next General Plan Work Session:
September 10, 2015 - Thursday

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

Posted By: _____



Date/Time: _____

8/24/15 8:00am

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

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

DRAFT MINUTES
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. MAIN STREET ROOM 106
THURSDAY, AUGUST 13, 2015 at 6:00 p.m.

Minutes are a summary of the discussion. They are not verbatim.
Public input is placed after Commission discussion to facilitate future research.

1. **Call to Order**
Chairman B. J. Davis called the meeting to order at 6:30 p.m.
2. **Roll Call**
Chairman B. J. Davis, Vice Chairman Chip Norton, Commissioner Jim Hisrich, Commissioner Greg Blue, Commissioner Howard Parish, and Commissioner Bob Burnside are present.
Commissioner Dave Freeman was not present.

Also Present
Community Development Director Michael F. Jenkins, Assistant Planner Jenna Owens, Residential Plans Examiner/Permit Tech. Kendall Welch, Tony Gioia, Linda Stitzer, and Recording Secretary Lynn Riordan.
3. **Pledge of Allegiance**
Commissioner Parrish led the pledge.
4. **Consent Agenda:**
 - a. **Approval of Minutes: July 23, 2015 Special Session**
 - b. **Set Next Meeting Date and time: August 27, 2015 General Plan Work Session**It was the consensus of the Commission to approve the Consent Agenda, with typographical errors to be corrected.
5. **Discussion of General Plan Schedule and necessity for a quorum**
Chairman Davis advised that the Commission is slightly behind scheduled with the General Plan, however, if the Commission can address and complete all matters on the agenda tonight, a quorum is present and all matters on the August 27 Agenda can be addressed and completed, the Commission will be back on schedule. Chairman Davis requested that the Commission advise Jenna of their schedules in advance of any scheduled Commission meetings to insure a quorum will be available. Commissioner Davis stated he would like to set up joint meetings with the Council (retreats), with potential dates of September 18, October 16, November 20, 2015 and January 8, 2016. A quorum is not required, or necessary, for any joint meetings (retreats) with the Council.
6. **Discussion, Public Input and Commission Consensus for Chapter 2 History & Culture Goal A, A7.**
Chairman Davis advised that Sub-Committee members were present and the Sub-Committee had reviewed the Chapter 2 History & Culture Goal A, A7.
CHAPTER 2, HISTORY & CULTURE GOAL A, A7: It was the CONSENSUS of the Commission to approve the changes as submitted, and adopt as amended.
7. **Discussion, Public Input and Commission Consensus for Chapter 11 Water Resources.**
Chairman Davis advised that the Sub-Committee, and Ms. Stitzer, had reviewed Chapter 11 Water Resources. The proposed changes have been presented to the sub-committee. (Attachment – All print in black is original, yellow and red indicated recommended revisions/amendments.) Commissioner Burnside requested a copy of the original 2005 General Plan to compare to the proposed Chapter 11 Water Resources. Copies of the 2005 General Plan were made and handed out to the Commission.
It is the CONSENSUS of the Commission to approve the VISION STATEMENT as presented.
It is the CONSENSUS of the Commission to approve the PURPOSE as presented, **striking** the A.R.S. citation in parenthesis the first sentence, and replacing *communities* with *Camp Verde*.

Chairman Davis requested that each Commissioner review the revisions PURPOSE and INTRODUCTION, 2005 version and the current proposed version, and be prepared to discuss format, additions or relocation of statements contained in the Purpose and Introduction sections. Additionally, discussion covered the potential need for formatting Chapter 11 to include footnotes citations to provide statistical information, verification and identifying the source(s) that the Town has relied upon.

Introduction, Page 1 Paragraphs Mr. Gioia advised that details and statistics contained in Chapter 11 were compiled from approved studies and statistical reports.

It is the CONCENSUS of the Commission to approve INTRODUCTION Pages 1 through 8 as presented with the following amendments or corrections:

Page 2 Paragraph 2, Correct typographical error to read ...management **within** the town limits, ...

Page 2 Paragraph 3, Replace last sentence to read: The Town of Camp Verde **is moving** in this direction.

Page 2 Paragraph 4, Add: "Water Demand and Conservation Assessment for the Town of Camp Verde" **that was adopted by Town Council in July of 2014.**

Page 2 Paragraph 5, Replace second sentence to read: The Town acquired the Camp Verde Sanitary District in 2013, and plans to use **treated** effluent as a future **non-potable** water supply.

Page 3 Paragraph 1, Split paragraph into two sentences for easier reading.

Page 3 End of Paragraph 1 Delete NOTE: an acre-foot = 325,851 gallons, enough water to fill an acre to a depth of one foot – Move this information to below Figure 1.

Page 3 Figure 1 – In addition to shaded/colored pie, number each category/pie.

Page 3 Paragraph 2, Rework the last sentence to tie into the Table 1 on Page 4.

Page 4, No corrections or amendments

Page 5 Paragraph 1, Add **See Figure 1 on Page 3** in first sentence ... and agricultural irrigation, **See Figure 1 on Page 3**, and accounts for ...

Page 5 Paragraph 3 Replace the word *reaches* with **sections** in the second sentence.

Page 6 Paragraph 1 – Add this information to a footnote/citation.

Page 6 Table 2 - Column Pumpage (acre-feet) add **per year**, Column Deliveries (acre-feet) add **per year**, and replace title of last column from Per Capita to **GPPPD** and add definition of GPPPD below Table 2 in Notes: **GPPPD = Gallons Per Person Per Day.**

Page 6 Table 2 Notes – Tie table notes to individual boxes in table for easier referencing.

Page 6 – Last paragraph, Second sentence add ... for new development within some **parts**, but not all of Camp Verde. Add sentence: **Certain providers, including Verde Lakes and Yavapai Apache Nation, are not required to demonstrate adequacy to Arizona Department of Water Resources.**

Page 6 Last paragraph – Delete last sentence.

Page 6 Last paragraph - After Commission discussion, Linda Stitzer stated she would re-write the end of this paragraph for clarity regarding authorities, mandates, and enforcement for adequacy, or the absence thereof, and present it for consideration by the Commission at the next Regular Work Session.

Page 7 Paragraph 1 Sentence 3 Add ...that would expand reuse opportunities **such as those for turf irrigation and other non-potable uses.**

Page 7 Paragraph 2 Correct typographical error adding (at end of paragraph) a colon :

Page 7 Paragraphs 3 and 4 – Add indentation to paragraphs.

Page 8 Paragraph 1 Sentence 1 Add ... it possible to reuse **treated** effluent.

Page 8 Paragraph 2 Sentence 5 Add, Improving large **scale** landscape ...

Page 8 Paragraph 2 Last sentence Add ... infiltrating storm water and **treated** effluent to the aquifer, ...

Insert cost chart. After commission discussion, Linda Stitzer stated she would present a Cost Chart showing examples of cost for loss of water and/or potential savings after repairs/replacement of leaking faucets, regular vs low-flow toilets, etc.

Page 8 Water resource goals and implementation strategies

Page 8 Paragraph 3, A, Goal: Rewrite to read: **Preserve and enhance the Town's unique water resources: Verde River, creeks and associated riparian areas, groundwater and irrigation ditches.**

Page 8 Paragraph 3 A.1, Add ... water, rainwater and treated effluent.

After Commission discussed, it was the consensus of the Commission to insert/add the word **treated** before effluent in all applications in this Chapter.

8. **Attendance at next meeting August 27, 2015 P&Z General Plan Work Session.**

Chairman Davis requested each Commissioner contact Jenna and advise of their availability for the August 27, 2015 General Plan Work Session, as a quorum will be needed to finish review of Chapter 11 Water Resources and other General Plan matters.

Adjournment. Commissioner Parrish made a motion to adjourn the meeting at 8:02 p.m. Motion seconded by Commissioner Hisrich. Motion passed unanimously.

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 and Zoning Commission of the Town of Camp Verde during the Work Session held on August 13, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2015.

Lynn Riordan, Recording Secretary



Agenda Item Submission Form – Section I

Meeting Date: August 27, 2015 **Planning & Zoning Commission General Plan Update Work Session**

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins, Community Development Director

Agenda Title (be exact): Update, Clarification and Discussion on Town Council Direction to Staff concerning the "Water Demand and Conservation Assessment for the Town of Camp Verde - 2014" as prepared by Western Resource Advocates (Linda Stitzer) and the incorporation of a Town-Sponsored water conservation policy into the General Plan Update.

List Attached Documents: Attachment No. 1 (Copy of the minutes from the Town Council Work Session of July 9th, 2014 where consensus was achieved by Council to direct staff to move forward with the implementation strategies presented in the "Water Assessment Study". Stitzer indicated her three recommendations for the Town to be moving forward would be to "Focus on Education, Codes & Ordinances and Marketing".

These (3) items pertain to water conservation.

Attachment No. 2 (Council Direction Report dated 12-03-14 directing the Community Development Department to develop a Town-Sponsored Water Conservation Education Program and incorporate that policy into the General Plan Update). This item was initially directed by Council in 2008.

Both the initial 2008 & the 2014 directives from Council are consistent and clear.

As a suggestion: In order to utilize some of the analysis numbers from the "Water Demand and Conservation Assessment", a disclaimer could be included so that consensus by the Commission for the Water Element can be achieved.

Estimated Presentation Time: 15 minutes

Estimated Discussion Time: 15 minutes

Reviews Completed by: Michael Jenkins, Community Development Director

- Department Head: Town Attorney Comments:

**MINUTES
WORK SESSION
MAYOR AND COMMON COUNCIL
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS - 473 S. Main Street, Room #106
WEDNESDAY, JULY 9, 2014 at 5:30 p.m.**

Attachment No. 1

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**
Mayor called meeting to order at 5:30 pm.

2. **Roll Call**
Mayor German, Vice Mayor Baker, Councilors Gordon and Jones present;
Absent: Councilors Whatley, George and German.

Also Present

Town Manager Russ Martin, Deputy Town Clerk Virginia Jones Community Development Director Mike Jenkins, Economic Director Steve Ayers and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
Pledge led by the Mayor.

4. **Presentation by Tom O'Halleran and Tony Gioia regarding long-term water planning followed by discussion, consideration, and possible direction to staff relative to bringing back information and recommendations for Council policy considerations. Staff Resource: Russ Martin**

Council took no action.

Tony Gioia, Vice Chairman of the Verde River Basin Partnership and Chairman of Outreach presented a PowerPoint presentation in regards to being stewards of the Verde River Basin and informing the community about the water. Statistics were given about the Verde River and the effects on and from the community. The information presented was based on data from 2012. The PowerPoint presentation is attached and becomes a permanent part of the record.

Baker commented that Prescott Valley plans to develop 3500 new homes, which will affect the water usage. Baker requested the current population and the accuracy with the projected numbers presented. Ayers stated it was at 217,000 in 2012.

Mayor German mentioned the improvements in irrigation practices and questioned what happens when irrigation privileges are not utilized. Gioia informed Council that by law the property has a 5-year dormant term, but that law has never been upheld. Ayers commented that there are abandonment and forfeiture rights in existence but if water rights were established prior to 1920, it cannot be challenged. Both Gioia and Ayers conferred that water rights in Camp Verde were established on or before 1893. Ayers clarified that water rights are allocated in Arizona in the term "pertinent" and in an undefined quantity, and until water rights are adjudicated it is a "free-for-all".

Tom O'Malley spoke of water conservation in Jerome and that until rights are adjudicated people will take advantage and benefit from the current rights.

Baker inquired if water rights could be retired and Ayers confirmed that is possible as well as transfer.

Gioia presented a ground water model and example for the Council and encouraged the Council to take affirmative action in progressing forward.

Mayor German spoke of other towns who own their water companies and because the Town of Camp Verde does not, how could they move forward. The Mayor suggested filtering the subject through news media and

the Town website so the community understands that the Council is discussing this topic and feels it is important enough to follow through with action. The Mayor voiced his concern regarding putting community money toward the matter with the possibility that Legislature could make contradicting decisions.

Ayers spoke of the Water Advisory Committee (WAC), which was created by Yavapai County in 1998. Ayers stated they have done good studies but it has been a political disaster and did not accomplish what it was ultimately supposed to. Therefore, the County has decided to fund WAC with 50% of its original budget and predicted there to be no funding for the following year. Ayers indicated that currently there is a \$200,000 grant request from the Walton Family Foundation to benefit the Camp Verde Area. The funds would be allocated with \$150,000 toward marketing and the remaining \$50,000 for Camp Verde. Ayers spoke of two other possible grants currently sought after and indicated there are organizations out there and willing to fund the community needs and he is currently seeking out those sources. Ayers indicated that he has used \$5000 of his marketing budget to put toward a \$40,000 demographic study needed before the Walton Family Foundation would consider the grant. Ayers requested the Council use the remaining funds in the WAC budget for the next study needed and indicated that the Sedona Chamber of Commerce and Yavapai County have already allocated funds toward the studies necessary.

5. **Presentztion of the April 2014 "Water Demand and Conservation Assessment for the Town of Camp Verde" study prepared by Western Resource Advocates, followed by discussion, consideration, and possible direction to staff relative to implementation strategies. Staff Resource: Russ Martin**

It is the consensus of Council to direct staff in moving forward with the 3-implementation strategies presented.

Town Manager Russ Martin requests that Council actively give direction to staff to begin the process to move forward with indications toward goals.

Ayers recommended that Council review the three recommendations by Linda Stitzer and move forward with those three goals at this time.

Stitzer referenced the 2014 "Water Demand and Conservation Assessment for the Town of Camp Verde" study and explained the options Council has when deciding how to move forward and the role the Town holds.

Councilor Jones indicated she currently irrigates personal property, mainly consisting of her yard, every 15-20 days. Jones spoke of a neighbor who irrigates every three days and their yard look the same. She referenced restrictions in irrigation rights, but the lack of enforcement to uphold the restrictions. Jones indicated that although this example is on a small scale, every bit of water wasted adds up.

Councilor Gordon spoke about irrigation ditch schedules and lack of enforcement and suggested the ditch companies abide by schedules and recommends that those who irrigate must laser level their land for conservation.

Ayers spoke in regards to scheduled irrigation and cooperative education programs that might be implemented.

Vice Mayor Baker expressed her support toward education so that irrigation users understand the importance and benefit of the whole Town of Camp Verde.

Stitzer recommended collaborating with other corporations and programs to reach and fund the goals of the Town.

7-9-2014

Mayor German indicated that most people who are educated on a neutral level rather than dictated to will participate and expressed his support toward the education process.

Councilor Gordon reminded Council that the General Plan also has a water conservation plan and this matter would need to be addressed with that committee and commission as well.

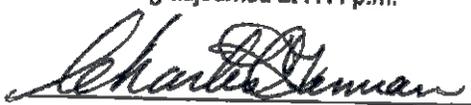
Stitzer indicated her three recommendations for the Town to be moving forward would be to focus on Education, Codes and Ordinances and Marketing.

Baker asked if there were currently incentives in place for using water sense products, for example, lower permit fees. Stitzer indicated that currently the Town of Sierra Vista, Arizona, has a toilet rebate program in effect and a line item in their budget. Gordon asked if a permit is required for the replacement of a toilet. Jenkins indicated there is not, but there is a requirement for hot water heaters. Gordon suggested the "grey water tank" requirement should be modified or have another alternative to help cut the cost for community members to participate. Jenkins indicated that there are requirements from the ADEQ regarding grey water. Giola stated that the former Mayor of Dewey had devised that incorporate grey water with well water, and indicated that the Town of Dewey is farther ahead than any other surrounding community in regards to water conservation.

Council briefly discussed marketing approaches to inform the community about water conservation.

6. **Adjournment**

The meeting adjourned at 7:44 p.m.



Charles German, Mayor

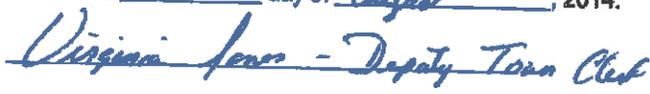


Marie Moore, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special/Work Session of the Town Council of Camp Verde, Arizona, held on July 9, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12th day of August, 2014.



Deborah Barber, Town Clerk *DB*

4/17/13	Evaluate minimum repairs & expenses needed for use of Rio Verde Plaza & the old weight room (for performing arts) & bring back recommendations specifically geared to occupancy by non-profits & other possible uses, such as office space, meeting rooms, or Council Chambers	In Progress Awaiting engineer's report on RVP
1/15/14	Approved fee waivers for Camp Verde Promotions for Ft. Verde Days, Spring Festival & Cornfest & report back to Council	Will report back following FVD
1/15/14	Bring draft rental agreement with AA, with atty rw & bring back to Council	In Progress Awaiting engineers report on RVP
8/6/14	Send ltr to PNF requesting prioritization of a multi-use trail	In Progress
8/6/14	Work w/ AZ State Forestry & bring info back to Council prior to submitting an app for a Tree City USA designation	In Progress

Mike Jenkins, Community Development Director

4/4/12	Continue gathering info to present to the P&Z Commission develop a policy for a Town-sponsored water conservation education program as directed by Council 2008, to be incorporated into the General Plan update.	In Progress
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Kathy Hellman, Library Director

Ron Long updated 10-24-2014

Ron Long, Public Works Director

10/23/14	Community Park: Hire an engineer to design a system to transport wastewater effluent for Park irrigation and emergency storage. Hire an engineer to complete a comprehensive grading & drainage plan. Construct a gate entry to park and construct a gravel entry road to park and Wastewater Plant.	In Progress
10/23/14	Work with ADOT for the planning & construction of a Roundabout at i-17 and Industrial/Goswick Way	In Progress
12/18/13	Approved \$655K for UV Disinfection, Tertiary Filtration Unit, Influent Grinder Pump, & Rock Trap, & Headworks replacement projects for sanitation plant from WIFA loan monies	In Progress

Projects On Hold

Older items

Ron Long, Public Works Director

8/26/09	Move Forward w/ Community Park – 10/14: CIP funds will be used for gravel road and Infrastructure Plans	In Progress
1/9/13	Construct or purchase a plaque (Spur Landing with QR) honoring the donation of land for river access at Rezzonico Family Park, not to exceed \$ <u> </u> Will re-visit upon completion of library, parking and potential integration of park	On Hold

CHAPTER 11
WATER RESOURCES

P&Z General Plan Work Station 8-13-2015

Tony Gioia to provide additional information as requested from sub-committee meeting on July 29, 2015

~~Changes Per 8-13-15 P&Z General Plan Work Session~~

VISION STATEMENT

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

PURPOSE

The purpose of the Water Resources Element (~~A.R.S. 9-4561.05 and 11-821~~) is to strengthen the ability of ~~communities~~ Camp Verde to address growth related issues by considering water demand together with land use, growth areas and infrastructure. This element addresses:

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

INTRODUCTION

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

Camp Verde is located in the Verde Valley sub-basin of the Verde River Groundwater Basin. The Town straddles 18 miles of the Verde River and two major perennial tributaries, Beaver Creek and Clear Creek, join the river within the town limits. In addition, Oak Creek, another major tributary, joins the Verde two miles north of the Town limits, supporting River flow within the Town. These watercourses support a rich riparian area and provide recreational opportunities for residents and visitors. ~~As noted in Chapter 3, Land Use, there is a variety of land ownership within the town limits, including lands outside of the Town's legal jurisdiction, e.g. such as the Forest Service and Yavapai-Apache Nation lands, which affect~~

The flow of the Verde River and its tributary streams is affected by surface water diversions for agriculture and large landscaped areas, and by groundwater pumping for

public, domestic and industrial uses. These two water supplies are vitally important to the Town and are interconnected: groundwater discharge from the aquifer to the River and streams, via springs and seeps, supports year-round flow. Conversely surface water, flowing in watercourses, may infiltrate into the aquifer. When wells pump groundwater, they first withdraw groundwater stored in the aquifer, but overtime may intercept groundwater that would otherwise flow to the watercourse, resulting in less flow. Stream flow depletion maps developed by the U.S. Geological Survey in 2010¹ show that most of the shallow wells within Camp Verde are located in an area where, after 50 years of continuous pumping, a well would capture 90-100% of groundwater flow at the well site that which would otherwise flow to the Verde River and its tributaries. In addition, where surface water diversions severely reduce flows, the health of riparian areas and wildlife is affected and recreational use is restricted. The close connection between surface and groundwater makes conservation and efficiency improvements by all water users particularly important to the health of the River and streams and the Town's other unique water resources.

~~water resource management.~~

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

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

~~Existing and future supplies and demand-~~

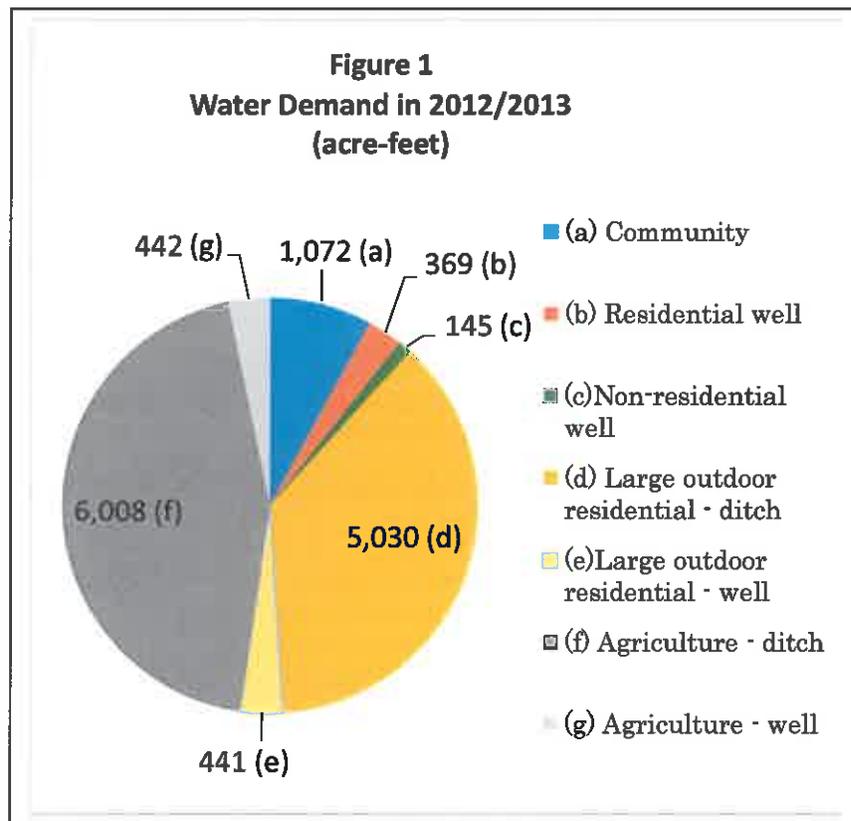
EXISTING AND FUTURE SUPPLIES AND DEMAND

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

¹ United States Geological Survey, 2010. Simulated Effects of Groundwater Pumping and Artificial Recharge on Surface-Water Resources and Riparian Vegetation in the Verde Valley Sub-Basin, Central Arizona. Scientific Investigation Report 2010-5147.

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

As shown in Figure 1, water demand sectors include is supplied by groundwater served by 10 community water systems, (some of which have multiple separate systems), residential wells, and non-residential wells, and In addition, large outdoor residential and agricultural demand is supplied by surface water use supplied delivered by ditch systems and by groundwater pumped from wells, and agriculture served by ditch systems and wells. most of which uses surface water supplied by ditch systems.



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

Table 1 lists actual and projected population and water demand. The Town's current population is about 11,000 and is projected to grow to around 14,000 by 2035. The low potable water demand estimate in Table 1 is projected to an increase by of about 350 acre-feet during that time period, assuming water is efficiently used by current and new development and barring a large population, commercial or industrial increase. If Under the low estimate, agricultural and large outdoor residential irrigation demand would decrease if efficiency is improved, or agricultural acreage declines. This would result in a projected total water

demand decrease from 13,509 acre-feet currently, to 12,135 acre-feet in 2035. ~~could be less than current demand.~~ Alternatively, if irrigation demand remains status quo at 11,921 acre-feet a year (the moderate estimate in Table 1), an increase in total water demand, to 13,961 acre-feet in 2035, will likely result.

Table 1. Camp Verde Actual and Projected Population and Water Demand Use Projections

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

Notes:

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

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

Types of Water Supplies in Camp Verde

Surface Water

Surface water is delivered by ditch systems for residential and agricultural irrigation and accounts for 82% (11,038 acre-feet) of the total water use within the Town, as shown in Figure 1. Ditch systems include the 17-mile long Verde Ditch and the smaller O.K., Eureka, and Diamond S ditches as well as several others. Residential irrigation includes watering of orchards, gardens, pasture, turf, and trees.

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

The Verde River is part of the Arizona Department of Water Quality's Water Quality Improvement Effort called the Total Maximum Daily Load (TMDL) program. Several reaches sections of the Verde River in Camp Verde have exceeded aquatic and wildlife use standards for turbidity/suspended sediment concentration.²

A 2013 United States U. S. Geological Survey (USGS) study report completed in 2011 found that groundwater pumping between 1910 and 2005 had decreased Verde River baseflow, (which provides perennial flow to rivers), by about 10,000 acre-feet/year at the Camp Verde gage downstream of Camp Verde, and that an additional 5,400 to 8,600 acre-feet/year decrease could occur by 2110³. While this is a long time in the future, near term regional demand reduction, increased efficiency and reuse efforts are needed to address the potential for reduced surface water flow.

Groundwater

Groundwater is the water supply used by water systems and private well owners for drinking water in Camp Verde. It serves households, commercial, industrial and some irrigation uses. Most wells tend to be shallow and located in the floodplain alluvium, which flanks the river and has a relatively close connection to its flow. However, the largest water provider, Camp Verde Water System, has located its two main production wells outside the floodplain

² Arizona Department of Water Resources, Arizona Water Atlas, Volume 5, Section 5.5.7, August, 2009.

³ United States Geological Survey, 2013. Effects of Past and Future Groundwater Development on the Hydrologic System of Verde Valley, AZ

alluvium to the extreme northwest part of the town - an area with less direct impact on the river. Water-level change measurements in selected wells in Camp Verde show both declines and water level rises. The amount of groundwater stored in Camp Verde area aquifers has not been extensively studied. ~~but a~~ **A** hydrologic report prepared for the Camp Verde Water System by Herbert H. Schumann & Associates (2007)⁴ provided a rough estimate of 25,600 acre-feet of recoverable groundwater per square mile to a depth of 1,000 feet.

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

As shown in Table 2, of the 1,072 acre-feet of groundwater pumped by the 10 water providers in Camp Verde (some of which have multiple separate systems), almost half is pumped by the Camp Verde Water System. The three Verde Lakes Water Corporation systems and the Yavapai-Apache Nation system are the next largest, accounting for 21% and 16% of pumping, respectively. The remaining seven systems are responsible for about 15% of the total water provider groundwater pumping.

Table 2. Camp Verde Water Provider Data (c. 2012)

System	Pumpage (acre-feet per year)	Deliveries (acre-feet per year)	Connections		Per Capita Gallons Per Person Per Day (GPPD)	
			Residential	Commercial	Residential	Total
Camp Verde Water System	513	441	1,329	184	68	126
Verde Lakes Water Corp.	222	175	879	0	83	105
Yavapai-Apache Nation	177 ^a	177	251	12	NA	293 ^b
Other Systems ^c	160	143	359	38	147	167
Total Camp Verde	1,072	936	2,818	234	82^d	138^d

Notes:

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

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

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

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

^d Total Camp Verde per capita rates are prorated.

Although not required by State regulations, Camp Verde Water System has demonstrated water adequacy for its entire service area **to the Arizona Department of Water Resources**

⁴ Herbert H. Schumann & Associates, Hydrologic Report and Application for Designation of Adequate Water Supply, Camp Verde Water System, Inc., submitted to Arizona Department of Water Resources, November 14, 2007.

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

Effluent

Expansion of the Camp Verde Wastewater Treatment Plant (WWTP), completed in 2010, increased treatment capacity to 650,000 gallons per day (gpd) and included upgrading the treatment level to a secondary standard as well as effluent discharge to evaporation ponds. The Town ~~took~~ **accepted** possession of the WWTP and delivery system in 2013 from the Camp Verde Sanitary District, which will allow it to manage the resource to meet management objectives. Upgrades to the plant are still underway to bring it to a tertiary treatment level that would expand reuse opportunities including **such as those** for turf irrigation **and other non-potable uses**. The Town currently has 1,200 sewer customers and treats about 280,000 gpd or about 314 acre-feet per year at the plant. Eight Tribal sewer systems on tribal lands treat another 200 acre-feet of effluent annually.

ADDITIONAL SUPPLIES

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

Storm Water Capture

Low impact development (LID), or Green Infrastructure design is an appropriate strategy for managing storm water, reducing potable water demand and augmenting groundwater supplies. These concepts, that include detention and infiltration of storm water and passive plant irrigation, can be incorporated into landscape, transportation

and infrastructure plans. In addition, LID design has additional potential benefits of slowing traffic, improving pedestrian use and safety, and enhancing streetscapes.

Rainwater Harvesting

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

Effluent Reuse

Upgrades and expansion of the Camp Verde WWTP ~~have made~~ **will make** it possible to reuse **treated** effluent. Current plans are for irrigation of a new ~~135~~**118**-acre town park near the WWTP with A+ quality effluent once the necessary reuse permits are issued, **and additional reuse opportunities are possible**. The current WWTP capacity ~~of 650,000 gpd is capable of being doubled~~ **can be expanded** to 1.3 million gpd. **As the volume of wastewater generally increases as population grows, it is an important future water supply. Consequently,** development of this resource and extension of sewer hookups can offset some of the impact of future demand as well as provide direct aquifer and river benefits if recharged.

Conservation

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

[Insert Cost Of Loss Chart]

Water resource goals and implementation strategies

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

Implementation Strategy:

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

B. Goal: Maintain a high level of water quality

Implementation Strategy:

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

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

Implementation Strategy:

- C.1. ~~Develop a community-wide water conservation plan including an education plan,~~ and implement Town sponsored educational programs and events promoting water conservation.**
- C.2. Partner with private water companies, community organizations, businesses, schools, service groups, volunteers and citizens in conservation education efforts.
- C.3. ~~Provide incentives to increase the number of low water use and native plants used in landscaping on properties that do not have access to irrigation~~ Require xeriscaping practices in public areas, including rights-of-way and in new commercial and residential development, including limiting high water use plant limitations.**

- C.4. ~~Promote~~ ~~Require the use of water~~ ~~conservation-efficient~~ irrigation in new development landscaping.
 - C.5. ~~Adopt an EPA Water Sense program for~~ ~~Ensure~~ high-efficiency plumbing ~~standard ordinance~~ ~~are required~~ for new development.
 - C.6. Require new residential and commercial development to incorporate LID design, including water harvesting and storm water capture features...
 - C.7. Reduce large outdoor residential irrigation through improved efficiency and management in partnership with ditch companies, cooperative extension and others.
 - C.8. Evaluate implementation of conservation programs for all residential and commercial water users such as rebates & incentive programs.
 - C.9. Adopt an ordinance to reduce water waste.
 - C.10. ~~Research and implement and create programs and provide incentives to increase the use or recharge of reclaimed water.~~ Encourage the recharge of reclaimed water throughout the Town.
 - C.11. ~~Provide incentives to encourage the use of reclaimed water, especially on open spaces, parks, and identify potential reclaimed water users.~~ Create programs and incentives to use reclaimed water, effluent, harvested rainwater and gray water on open spaces, parks and playing fields, thereby conserving ground water.
 - C.12. Encourage the private use of gray water in new and existing developments through education and a grey water stub out ordinance for new development.
- D. Goal: Participate in regional **cooperative efforts to address** ~~for~~ water management issues. ~~including public and private water providers and users.~~
- Implementation Strategy:
- D.1. Participate in regional water management studies.
 - D.2. Participate in regional water users associations.
 - D.3. Work with neighboring legislative bodies, private water providers and well owners in water management studies to ~~promote~~ **manage** the Verde Valley's water needs.

CHAPTER 11
WATER RESOURCES

VISION STATEMENT

Camp Verde will be a community that places a high value on a safe and adequate water supply for future growth and natural environment while protecting the water quality and needs of the existing community. Water conservation will be encouraged.

STATE REQUIREMENTS

The Water Resources 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 Water Resources Element.

According to Arizona Statutes, the Water Resources Element will address:

- a. The known legally and physically available surface water, groundwater and effluent supplies.
- b. The demand for water that will result from future growth projected in the general plan, added to existing uses.
- c. An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

Camp Verde and Yavapai-Apache Nation Water Use Projections*

	Year 2001	Year 2010**	Year 2020**
Population Projection	9,814	13,463	16,836
Total Water Demand (acre-ft/yr)	19,796	20,252	20,663
Total Potable Water Demand (includes private wells)	1,228	1,684	2,095
GPCD	112	112	111
Other Uses (Agriculture, industrial, golf courses, reservoirs)	18,568	18,568	18,568

*Information provided by the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation, Water Use Projections, Verde Valley Arizona April 2003.

** Population estimates in this chart are greater than those projected by Town staff in the other elements of the General Plan because this figure includes population projects for the Yavapai-Apache Nation and the area of service for the Camp Verde Water Company which includes areas outside of the Town's boundaries.

A. GOAL: PRESERVE AND ENHANCE THE TOWN'S UNIQUE WATER RESOURCES: IRRIGATION DITCHES, THE VERDE RIVER, CREEKS, IRRIGATED LANDS AND RIPARIAN AREAS.

Implementation Strategies:

- A. 1. Develop a water portfolio for the Town.
- A. 2. Require new residential subdivisions and commercial developments to provide centralized water service, whenever feasible.
- A. 3. Acquire the existing water companies when financially feasible.
- A. 4. Inform the local ditch companies of all development projects to enable them to review impact on the ditch system.

CHAPTER 11
WATER RESOURCES

B. GOAL: MAINTAIN A HIGH LEVEL OF WATER QUALITY.

Implementation Strategies:

- B. 1. Direct high-density development to areas where water and sewer utilities exist, are planned, or can be established.
- B. 2. Coordinate with ADEQ and various ditch companies to create a drainage system to regulate water runoff to the ditches and river.

C. GOAL: ENCOURAGE AND PROMOTE WATER CONSERVATION AND THE REUSE OF WATER.

Implementation Strategies:

- C. 1. Partner with private water companies, community organizations, businesses, schools, service groups, volunteers and citizens in conservation educational efforts.
- C. 2. Plan and implement Town-sponsored educational programs and events promoting water conservation.
- C. 3. Provide incentives to increase the number of low water use and native plants used in landscaping on properties that do not have access to irrigation.
- C. 4. Promote the use of water-conservation irrigation in landscaping.
- C. 5. Ensure low-flow plumbing standards are required for new development.
- C. 6. Acquire the Camp Verde Sanitary District when financially feasible.
- C. 7. Research and implement programs to increase use or recharge of reclaimed water.
- C. 8. Provide incentives to encourage the use of reclaimed water, especially on open spaces and parks and identify potential reclaimed water users.
- C. 9. Encourage the private use of gray water.

D. GOAL: PARTICIPATE IN REGIONAL COOPERATION FOR WATER MANAGEMENT ISSUES INCLUDING PUBLIC AND PRIVATE WATER PROVIDERS AND USERS.

Implementation Strategies:

- D. 1. Participate in regional water management studies.
- D. 2. Participate in regional water users organizations.
- D. 3. Work with neighboring legislative bodies, private water providers and well owners in water management studies and to promote the Verde Valley's water needs.

EXISTING CONDITIONS AND IMPLEMENTATION CHALLENGES

Camp Verde currently does not own any water source. Privately owned water companies, individual wells, private ditch companies, and the Camp Verde Sanitary District serve the planning area. The Town has partnered with other communities in the Verde River Watershed to form the Yavapai County Water Advisory Committee (WAC) and with central and northern Arizona communities to form the Northern Arizona Municipal Water Users Association (NAMWUA). To date, the WAC has completed or is currently conducting 14 different scientific studies of the Verde River Watershed.

CHAPTER 11

WATER RESOURCES

Three private water companies provide service within the area of influence: The Camp Verde Water System, the Verde Lakes Water Corporation and the Lake Verde Water Company.

The Camp Verde Water System provides service to 960 residential and commercial users. Currently the water system has a total of 12 wells, of those, three are in operation.

The Verde Lakes Water Corporation provides water to the residents of the Verde Lakes Estates Subdivision. Approximately 730 customers receive water from the Verde Lakes Water Corporation. The water corporation has four wells.

The Lake Verde Water Company has two wells that serve the Lake Verde Club Estates Subdivision, located within the Town's area of influence but outside of the actual Town boundary. Information from the Lake Verde Water Company was unobtainable.

The area receiving service from the water companies is considerably smaller than their certificated areas of service. Private wells provide water for areas outside of the water companies' service areas.

There are seven ditch companies that provide domestic and agricultural irrigation service in the Town. The ditch companies are informally organized among their members and are volunteer organizations. In general, the individuals or organizations that receive water from these ditch companies hold senior rights to the use of water from the Verde River and its tributaries. These surface water rights represent a significant portion of the water rights in Camp Verde and the Town could negotiate with willing water right owners and the ditch companies to use unused allocated water to meet municipal and industrial demand in the future. The four major ditches are: the Diamond S Ditch, the OK Ditch, the Eureka Ditch and the Verde Ditch.

The Diamond S Ditch is approximately 4.9 miles long and serves 635 acres south of downtown Camp Verde.

The OK Ditch is approximately 5.5 miles long and serves 600 acres. The OK Ditch is located in the north part of Town.

The Eureka Ditch extends for 7.6 miles and serves approximately 440 acres. The Eureka Ditch runs parallel and north of the Verde River.

The Verde Ditch Company oversees the operation of the largest ditch. The Verde Ditch is 17 miles long and serves approximately 1,489 acres.

Smaller ditches provide irrigation water for specific subdivisions. They are the Bullard Ditch, Pioneer Ditch and the Wingfield Ditch.

The Camp Verde Sanitary District, a Title 48 special taxing district, serves the area from White Bridge to Black Bridge, east of Oasis Road to the Verde River on the south and including the Cliff's development, then west and northwest on Finnie Flat Road to Dickison Circle, as annexed in 1993. The District currently serves 435 users. Upon completion of the 2001 Camp Verde Sanitary District Plant and Collection Line Project, the system will serve 891 users. The District will operate under an Aquifer Protection Permit that meets or exceeds Best Available Demonstrated Control Technology (BADCT) standards.

CHAPTER 11

WATER RESOURCES

Upon completion of the 2001 CVSD project, the treated effluent will meet reuse standards and treated bio-solids may be a commodity available to be used as a soil amendment or fertilizer for non-edible crops. When completed, the facility will be able to treat 1.3 million gallons per day. The wastewater treatment plant is located on 166 acres of Forest Service land on the north side of Highway 260 across from Forest Service property commonly referred to as the "Old Airport Site." The District is acquiring the plant-site from the USFS.

Other Considerations

At the writing of this document, Arizona is in the midst of the worst drought in over 100 years. Arizona is heading into its fifth consecutive dry winter and the seventh in eight years. In May 2002, then Governor Jane D. Hull, requested that the U.S. Agriculture Department declare all of Arizona a drought disaster area. That declaration allowed farmers and ranchers to seek relief from ruined crops and a weakened livestock market by applying for low-interest emergency loans.

Current Governor Janet Napolitano has commissioned a Governor's Drought Task Force. That task force has released the Arizona Drought Preparedness Plan draft. The plan acknowledges that the growing communities in rural Arizona have the greatest need for drought and water management planning. Under a drought emergency, the Governor may be able to impose restrictions on water use. The draft plan currently specifies that providers of potable water will be required to develop a drought mitigation plan. Under these conditions, it will be crucial for developers to prove a 100-year water supply as Camp Verde continues to grow.

The Yavapai-Apache Nation, with lands located within and adjacent to the Camp Verde corporate limits, has potential to impact area water resources. The tribe has an unspecified volume of federal reserve water rights, the ability to access groundwater supplies and a 1,500 acre-foot allocation of Central Arizona Project (CAP) water. It is uncertain how the Nation will acquire wet supplies of water to meet its needs under these rights and allocation and how that could eventually impact water resources available to the Town.

In addition, wells in the Verde Valley that are located in the Holocene alluvium, could be subjected to the Gila River Adjudication, a legal battle being fought at the Arizona Supreme Court level to determine who has the right to the water from those wells. The Verde Valley Water Users Association (VWUA) is sponsoring a well monitoring program to assist well owners in determining if their water draws from the Verde River and its sub-flow or from groundwater. If the Town participates in the well monitoring program, a map could be produced indicating where the wells are that draw from the Verde River. This map could then be used to help determine water sources for future development.

As competitive users vie for this limited and most precious resource, it will be vital for all of the Verde Valley communities to work together to assure an adequate and safe water supply for future generations. A number of studies are currently being conducted to determine the extent of the Verde Valley water supply and effect of a population increase on that supply.

CHAPTER 7 HOUSING

Changes That Appear In Bold Red Are Changes From 8/19/15 Sub-Committee Meeting

Changes Highlighted In Yellow Are Suggestions From Chip Norton Following The 7/9/15 P&Z General Plan Worksession Meeting

VISION STATEMENT

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

INTRODUCTION

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

Central to the success of the Housing Element, is the following policy statement ~~is~~ taken from the 2005 General Plan which reflects the commitment of the community to **address existing conditions** ~~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.

2010 ASSESSMENT OF HOUSING STOCK

The U.S. Census indicated that Camp Verde's 2010 population was 10,873. This represented approximately 5.2% of the population of Yavapai County.

The chart below shows the percentage of the population for various age groups. As of the 2010 Census, in terms of housing needs, the largest population category was between 25 and 54 years.

CHAPTER 7
HOUSING

2010 Camp Verde Population by Age Categories

Age Bracket	Percent	Number
Total Population	100%	10,873
Under 5 Years	5.8%	633
5 – 19 Years	18.9%	2,052
20 –24 Years	5.3%	575
25 –54 Years	35.6%	1,867 3,867
55 –59 Years	7.3%	796
60 –74 Years	19.0%	796 2,067
75 & Over Years	8.1%	883

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

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

[Note: Tom Pitts recommended to Sub-Committee that more current Census data be utilized for these figures. Sub-Committee would like direction from P&Z Commission.]

NEEDS ASSESSMENT- 2015 ASSESSMENT OF HOUSING STOCK

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

~~The 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.~~

**CHAPTER 7
HOUSING**

In the past, subdivisions have been small and sold as bare land.

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

Camp Verde 10-Year Population Trends

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

* Figures are provided from the United States Census.

Camp Verde Recent Yearly Population Trends

Year	Population	Change
2010	10,873 *	
2011	10,899 **	0.2% Increase
2012	10,911 **	0.1% Increase
2013	11,022 **	1.0% Increase
2014	11,097 **	0.7% Increase

* This figure is from the 2010 United States Census

** These figures are estimates provided by the 2010 United States Census and updates.

The chart below shows the percentage of the population for various age groups. As of the 2010 Census, in terms of housing needs, the largest population category is between 25 and 54 years. Projections indicate the population of Camp Verde will reach 11,411 by the year 2020, indicating an aging population, with unique housing needs.

2010 Camp Verde Population by Age Categories*

Age Bracket	Percent	Number
Total Population	100%	10,873
Under 5 years	5.8%	633
5 - 19 Years	18.9%	2,052
20 - 24 Years	5.3%	575
25 - 54 Years	35.6%	3,867
55 - 59 Years	7.3%	796
60 - 74 Years	19.0%	2,067
75 & Over Years	8.1%	883

* Information supplied from the 2010 US Census.

Building permits issued from July 2010 through June 2014 further indicate this progressive

CHAPTER 7 HOUSING

growth. During that time, there were 28 site built homes and 61 for manufactured homes.

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

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

Camp Verde has 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 from 30, to 50 percent of the family's gross income. Sixty four (64) of these units are subsidized while the balance offers income-qualification adjustments.

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

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

A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS THAT IS ARE COMPATABLE WITHIN THEIR RESPECTIVE CHARACTER AREAS-IN WHICH IT IS LOCATED.

Implementation Strategy:

- A. 1. Developments should be compatible in terms of character density and use as defined in the individual Character Areas.
- A. 2. Encourage higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.
- A. 3. Promote alternate housing development concepts, such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 4. Encourage public and neighborhood participation in proposed projects.
- A. 5. Encourage in-fill housing development as opposed to sprawl.

*Consensus from P&Z
without additional
information from Chip Norton*

P&Z Commission Consensus 7-09-2015 Chip Norton to provide addl. information

VISION STATEMENT

Celebrate Camp Verde's rural, 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. Camp Verde's leadership recognizes that housing, one of the most basic human needs is also a fundamental component of ensuring continued community and economic vitality. As a result, Camp Verde has elected to include a Housing Element in its General Plan.

Central to the success of the Housing Element, is the following policy statement in the 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."

NEEDS ASSESSMENT Chip Norton to provide language

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.

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Camp Verde 10-Year Population Trends

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

* Figures are provided from the United States Census.

Camp Verde Recent Yearly Population Trends

Year	Population	Change
2010	10,873 *	
2011	10,899 **	0.2% Increase
2012	10,911 **	0.1% Increase
2013	11,022 **	1.0% Increase
2014	11,097 **	0.7% Increase

* This figure is from the 2010 United States Census

** These figures are estimates provided by the 2010 United States Census and updates.

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

2010 Camp Verde Population by Age Categories*

Age Bracket	Percent	Number
Total Population	100%	10,873
Under 5 years	5.8%	633
5 - 19 Years	18.9%	2,052
20 - 24 Years	5.3%	575
25 - 54 Years	35.6%	3,867
55 - 59 Years	7.3%	796
60 - 74 Years	19.0%	2,067
75 & Over Years	8.1%	883

* Information supplied from the 2010 US Census.

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

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

The Camp Verde Sanitary Department, which is Town owned, provides sewer services to approximately 950 homes and businesses while the remaining units utilize septic systems.

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Private water companies service approximately 2,444 units, while remaining units are served by private wells.

Camp Verde has 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.

A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS THAT IS COMPATABLE WITH THE CHARACTER AREAS IN WHICH IT IS LOCATED.

Implementation Strategy:

- A. 1. Developments should be compatible in terms of character density and use as defined in the individual Character Areas.
- A. 2. Encourage higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.
- A. 3. Promote alternate housing development concepts, such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 4. Encourage public and neighborhood participation in proposed projects.
- A. 5. Encourage in-fill housing development as opposed to sprawl.