

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY FEBRUARY 12, 2015
6:00 PM

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 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, a majority of Council members may be present at these meetings. It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc., please contact Community Development Director Mike Jenkins at (928) 554-0051 or visit our website at www.campverde.az.gov.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **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:**
January 29, 2015 – Regular Session
 - b. **Set Next Meeting, Date and Time:**
February 26, 2015 – General Plan Work Session
5. **Discussion, Public Input and Commission Consensus on possible name change for the 260 Corridor Character Area to 260 West** – Requested by Mr. Bill Jump from the General Plan Sub-Committee.
6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementations for Gateway Entrances for those Character Areas involved.**
7. **Adjournment**

Next Sub-Committee Meetings
February 18, 2015

Next General Plan Work Sessions
February 26, 2015

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: 2-6-15 11:00 AM

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

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

MINUTES DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY JANUARY 29, 2015
6:00 PM

1. Call to Order

Chairman Davis called the meeting to order at 6:18 pm.

2. Roll Call

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

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

3. Pledge of Allegiance

Commissioner Blue 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:

January 15, 2015 – Regular Session

b. Set Next Meeting, Date and Time:

February 05, 2015 – Planning & Zoning Special Session

February 12, 2015 – Work Session

On a motion by Hisrich, seconded by Blue, Commission unanimously passed the Consent Agenda.

5. Follow up on previous issues:

a. Oasis & State Route 260

1. Current zoning R1L-70

2. Government Facilities with a Use Permit.

b. Salt Mine Boundary on the north from 7th to Salt Mine Rd.

Jenkins explained that as of to date, per the Town Manager, Council has not made any recommendations or decisions regarding the property owned on Oasis. Jenkins explained that a use permit could be granted for public use on such property. Steve Goetting inquired about the agreement to have a visitor kiosk on the property. Jenkins explained that with the proper use permit that would be allowed.

Owens stated that the physical description of the Salt Mine Boundary on the north from 7th to Salt Mine Rd was not updated when it was reviewed. She has since then updated the description as well as included a map to help clarify the border area.

Commission approved the updated change made.

6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Clear Creek Character Area.

Jenkins read the Vision/Goals for the Clear Creek Character Area.

VISION/GOALS:

Goal A: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Discussion and agreement among Commission members to add the statement to column 6 of the Clear Creek Character Area Chart on the 7th bullet point Natural Resources to read "Natural Resources which includes RR Zoning upon which mining occurs.

Roger Smith, President Chief Executive Officer of Salt River Materials Group explained that the gypsum that is currently mined from the area is imperative to their operations, therefore, decisions made regarding this character area are important to the company as a whole.

Implementation Strategy:

1. Encourage the preservation of dedicated open space areas in their natural state.
2. Preserve scenic view sheds.
3. In the event of development, maintain setbacks and height guidelines.
4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
5. Consistently communicate with the Forest Service about the communities desire to maintain scenic view sheds and open space.
Commission and public discussed adding the verbiage "other stake holders" to #5 which will now read: Consistently communicate with the Forest Service and other stake holders about the communities desire to maintain scenic view sheds and open space.

Goal B: MAINTAIN THE RURAL, RESIDENTIAL AND AGRICULTURAL CHARACTER OF THE AREA.

Implementation Strategy:

Tom Pitts inquired if the vineyard/winery be included. Commission agreed that this is included under the agricultural goal.

1. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
Kathy Davis requested adding agri-tourism and requested that it be added to all other character areas, Commission unanimously agreed with this request.
2. Maintain low density rural development.
3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
4. For new construction, encourage site built housing.
5. Enhance multi-modal connectivity through bike lanes and trails.
6. Encourage the preservation of agricultural soils, primarily through active farming.
7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime and important open space areas.

Brenda Hauser requested that Clear Creek should be included in the goal. Chip Norton explained that Clear Creek is included in the Verde River Recreation Management Plan, therefore, adding a 3rd Goal as in other character areas. Commission agreed that the Goal was pertinent to the Character Area.

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

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
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.
3. Encourage recreation that is compatible with the natural and cultural environment.

Norton questioned what the proper zoning would be for a tasting room to be put in with the vineyard currently located in the Character Area and explained that he wanted to assure that the verbiage used is not halting or discouraging such an option.

Owens suggested adding AG Zoning under column 5. Blue agreed that Owens recommendation is valid and requested that AG Zoning be added to all character areas. Pitts explained that there are several grants available as long as the land is agriculturally zoned and encouraged the addition. Commission unanimously agreed to add AG Zoning.

7. Discussion, Public Input and Commission Consensus on proposed Goal and Implementation for Gateway Entrances.

Davis explained that consideration of the Gateway idea hasn't been discussed at length with the commission or sub-committee and would like for Commission to briefly discuss the possible areas recommended and then refer the matter back to the sub-committee for further discussion.

Jenkins read the proposed "Gateway" language for consideration.

Goal: Creative Inviting Gateways

Implementation Strategy:

1. Implement informational signage which promotes Camp Verde, celebrates the Town's unique character and welcomes visitors.
2. Encourage full traffic access with design improvements for safe and efficient traffic flow.
3. Provide safe pedestrian access to all local businesses and amenities.

Alternate Language: Encourage appropriate and compatible Commercial Services and Public facilities.

Possible Gateway Entrances:

- Town Boundary on State Route 260 coming east from Cottonwood.
- I-17 and State Route 260 area.
- I-17 and Middle Verde Road.
- Finnie Flat and State Route 260.
- South Main Street and State Route 260.
- State Route 260 at the Town boundary coming west from Payson.
- General Crook Trail & I-17.

Tom Pitts suggested the interchange to turn to the Montezuma Castle Monument onto Pecan Lane.

Owens suggested approaching ADOT in getting a sign indicating a business district.

8. Adjournment

On a motion by Norton, seconded by Hisrich, the meeting adjourned at 7:26 pm.

Chairman B.J. Davis

Planning & Zoning

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 29th day of January, 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

Proposed “Gateway” language for consideration

GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

1. Implement informational sources and signage to welcome visitors and promote Camp Verde’s, unique character.
2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
3. Design improvements for safe and efficient traffic flow to local businesses and amenities.

Gateway Entrances:

1. Town Boundary on State Route 260 coming east from Cottonwood - Welcome
2. I-17 and State Route 260 area – Both sides of I-17, Roundabout on east side: Welcome
3. I-17 and Middle Verde Road – Roundabout: Welcome
4. Finnie Flat and State Route 260 - Directional & Archway
5. South Main Street and State Route 260 – Directional & Archway
6. State Route 260 at the Town boundary coming west from Payson – Kiosk with pullout
7. General Crook Trail & I-17 - Welcome
8. Montezuma Castle Hwy. at the entrance to Montezuma Castle National Monument – Downtown Signage, also Middle Verde and for the Yavapai-Apache Nation.
9. General Crook Trail & State Route 260 - Directional

Center for Sustainable Destinations

About Gateway Communities

Jackson Hole, Wyoming, Gatlinburg, Tennessee, and Seward, Alaska, are very different in many respects. But they have one important thing in common: proximity to national parks that draw tens of thousands of tourists each year.

They are what we call "gateway communities," important not just for providing food, lodging, transportation and other business support for visitors, but also as portals to cherished landscapes such as Yellowstone, Great Smoky Mountains, Kenai Fjords and Acadia National Parks.

All across America, gateway communities are becoming increasingly popular places in which to live, work, vacation and retire. In the 1990s, two million more Americans moved from metropolitan centers to rural areas than migrated the other way. Communities with natural beauty and a high quality of life are magnets for businesses, working families and retirees.

But rapid growth and popularity with visitors can place stress on communities. Here are just two examples:

- Bar Harbor, Maine, gateway to Acadia National Park, has a population of 5,000 but sees 2.5 million tourists a year, most during the short summer season.
- Rural land near Bozeman, Montana, outside Yellowstone National Park, has gone from \$600 per acre in 1981 to more than \$20,000 an acre today.

Many groups including the Urban Land Institute and The Conservation Fund are working with communities across the country to preserve their unique heritage while growing their economy. Here's what we've learned:

- The vast majority of residents, new and old, feel a strong attachment to the landscape and the character of their town. They want a healthy economy, but not at the expense of their natural surroundings or community character.
- Elected officials and residents want to find ways to preserve what they love about their communities without saying no to jobs and economic development.
- Across America, communities have found that economic prosperity need not degrade surroundings, diminish community character, or create tourist traps.
- Successful communities are finding that beauty pays and that sustainable tourism provides more benefits than mass-market tourism. They are discovering that retaining community character is a key to economic success and that thoughtful management of public resources and well-planned development can help prosperity occur.

This Toolkit provides gateway communities with a resource for learning how to protect natural treasures, preserve community character, and strengthen local economic growth.

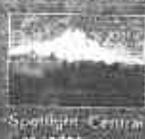
No matter where your community is located, there are two things to keep in mind. First, special places do not remain that way by accident, and second, whether fast or slow, change will occur. Through this toolkit and our collective efforts, we hope that change comes to North America's special destinations because of thoughtful planning, collective action, and a shared community vision.

Ed McMahon is a Senior Resident Fellow at the Urban Land Institute and co-author of "Balancing Nature & Commerce in Gateway Communities"

Larry Selzer is President and CEO of The Conservation Fund



More From the Center for Sustainable Destinations



Center for Sustainable Destinations

Gateway Community Toolkit

If your town is next to a national park or other protected natural recreational area, you live in a gateway community or region. Good stewardship of the region outside a park is just as important as inside it. This toolkit of resources can help maximize the economic, environmental, heritage, and aesthetic benefits of being a gateway, while minimizing the kind of problems that can result in a poor score on the Destination Stewardship Index published in *National Geographic Traveler*.

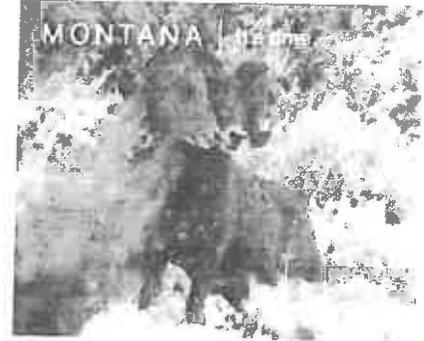
About Gateway Communities

Jackson Hole, Wyoming. Gatlinburg, Tennessee. Seward, Alaska. Bar Harbor, Maine. While these towns and cities have highly varied history, climate, culture and terrain they all have one important thing in common >>

Resources: Where to Find the Answers

- How does our community develop a comprehensive, appropriate strategy that takes advantage of the nearby park?
- Are there other organizations that offer broad guidance for gateways?
- How can we improve the historic facades and structures in our downtown area so as to attract business and more suitable tourists?
- How do we ensure that new businesses or developments in our town do not detract from our community's unique look and identity?
- How do we ban or restrict billboards and other ugly signs in our area?
- How do we help to create park-related wildlife buffer zones and corridors that protect the ecosystem?
- How can we better inform visitors on the natural and cultural heritage of our region, and their role in helping to protect it?
- How can we propose and support legislation that better protects our national parks?
- How can we develop rural tourism offerings that take advantage of the unique character of our park and region?
- Are there any existing case studies that analyze the relationship between a national park and its gateway community?
- How can we tell whether our community is handling tourism in a sustainable fashion?

ADVERTISEMENT



How does our community develop a comprehensive, appropriate strategy that takes advantage of the nearby park?

The Conservation Fund's *Gateway Community Program* provides a range of practical tools and effective strategies to help communities protect their resources, preserve local character, and support economic growth. +1 703 525 6300.

Other Conservation Fund Resources

Balancing Nature and Commerce in Gateway Communities—The definitive book on how a gateway community can preserve its character and protect its landscapes without sacrificing economic well-being.

Community of Choices—This 30-minute video teaches how historic and open space preservation, urban design, and landscaping shape a community's sense of place. Ideal for local officials, business groups, and civic organizations.

Technical Assistance—The Conservation Fund also provides in-depth consulting assistance for interested gateway communities.

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Are there other organizations that offer broad guidance for gateways?

The Sonoran Institute, through its Partnerships Beyond Public Lands program, helps public land managers and local residents collaborate on community development, tourism management, preservation, and more.

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How can we improve the historic facades and structures in our downtown area so as to attract business and more suitable tourists?

At the National Trust for Historic Preservation you can learn about the Main Street Program, training workshops, and other resources aimed at preserving and revitalizing communities across the United States.

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How do we ensure that new businesses or developments in our town do not detract from our community's unique look and identity?

Scenic America offers resources for community planning and design.

The Conservation Fund's publication *Better Models for Commercial Development* describes how new businesses can be made more attractive and more compatible with local community identity.

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How do we ban or restrict billboards and other ugly signs in our area?

Scenic America offers research and case studies dedicated to helping communities assess and protect their scenic resources:

- [Billboard/Sign Control](#)
- [Scenic Byways](#)
- [Telecommunications Towers](#)
- [Scenic Easements & View Protection](#)

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How do we help to create park-related wildlife buffer zones and corridors that protect the ecosystem?

Read *Landscapes, Wildlife, and People: A Community Workbook for Habitat Conservation*, offered by the Sonoran Institute. Download information and an order form at sonoran.org/si_pubs_media.html.

The Trust for Public Lands partners with communities to protect land from development and conserve natural resources through conservation easements.

American Wildlands "Corridors of Life" program focuses on protecting core wildlife habitats and securing safer roads for animals and humans.

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How can we better inform visitors on the natural and cultural heritage of our region, and their role in helping to protect it?

For historic and cultural community-based tourism, get *Share Your Heritage* from the National Trust for Historic Preservation.

For a catalytic project that involves communities and builds awareness of your locality's natural, cultural, scenic, and historic assets, read about National Geographic's Geotourism MapGuide program (PDF).

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How can we propose and support legislation that better protects our national parks?

National Parks Conservation Association

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How can we develop rural tourism offerings that take advantage of the unique character of our park and region?

The federal assistance program called Rural Empowerment Zone and Enterprise Community Program offers numerous resources, including training, conferences, publications, grants, and a list of sustainable community-development resources and other community-based programs.

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Are there any existing case studies that analyze the relationship between a national park and its gateway community?

National Park Conservation Association has published *Gateway to Glacier*, a report on Flathead County, Montana, gateway to Glacier National Park. It includes studies on visitor/resident experience, and the relationship between park and gateway businesses and economies.

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How can we tell whether our community is handling tourism in a sustainable fashion?

The World Tourism Organization offers a comprehensive guide on planning and practices for communities: *Indicators for Sustainable Development for Tourism Destinations: A Guidebook*

[Other resources for communities »](#)

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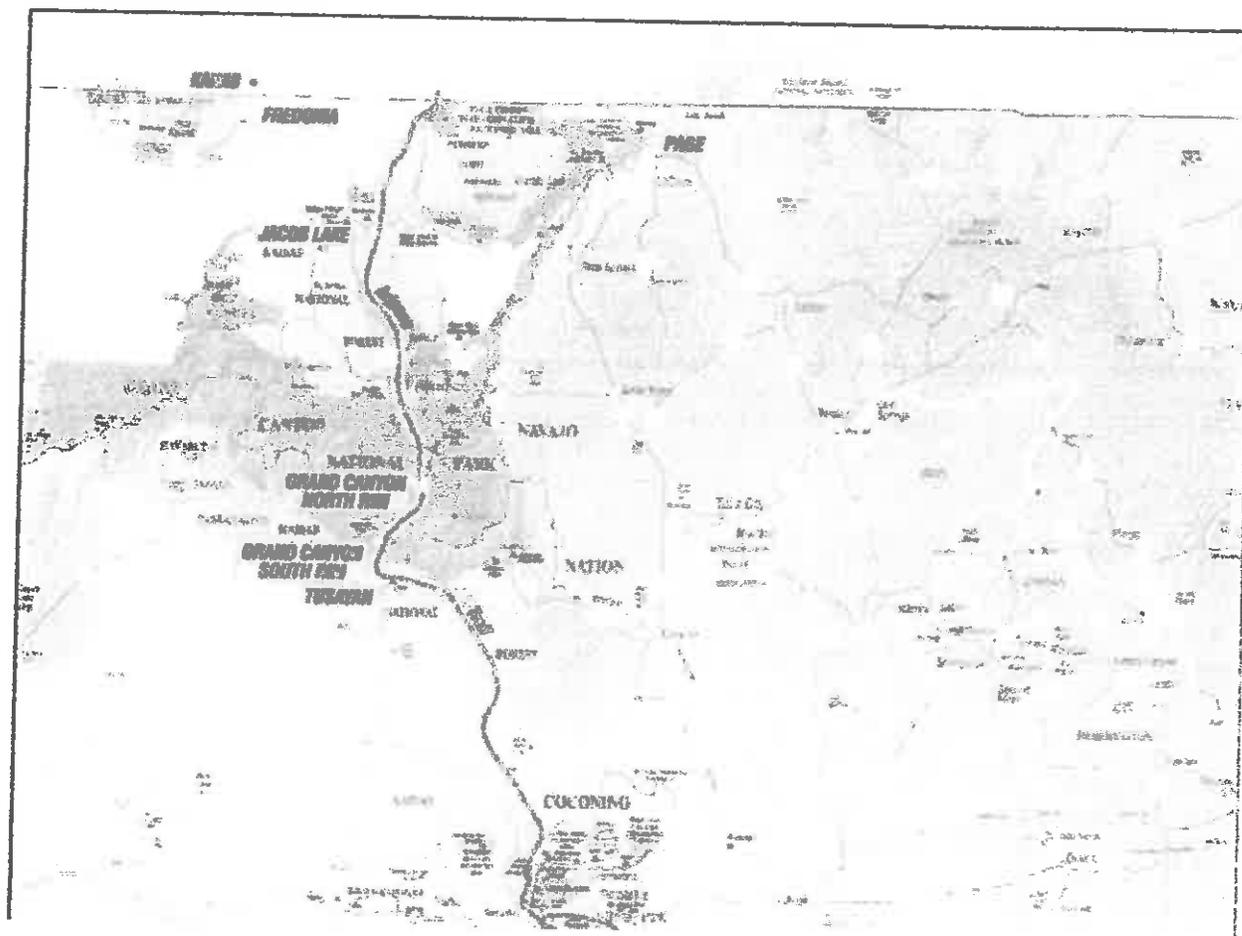

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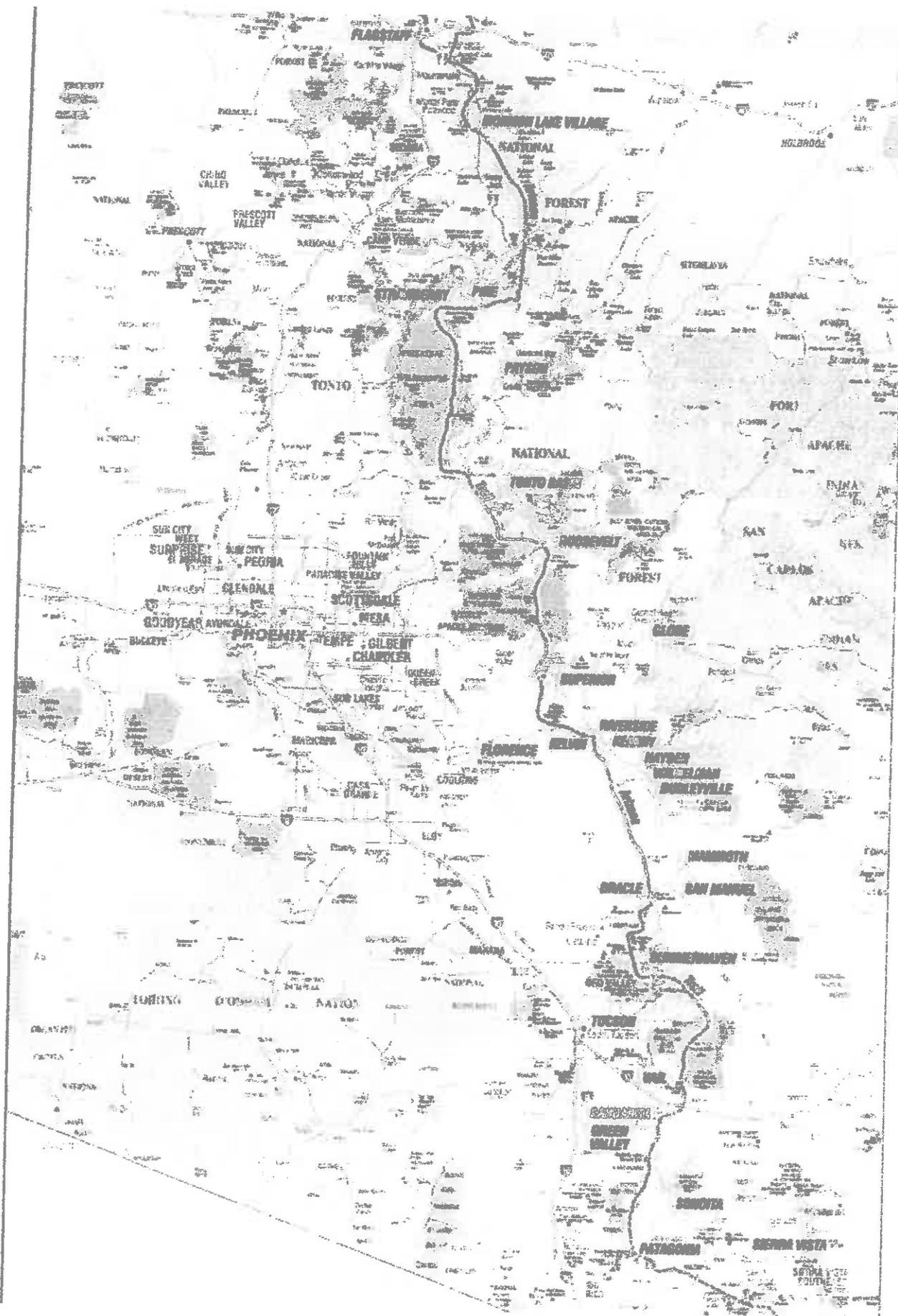

The Arizona Trail Gateway Communities

The Arizona Trail travels close to many friendly, scenic communities that are fun to explore. From old mining towns to large metropolitan areas, the AZT Gateway Communities offer a variety of experiences for the outdoor enthusiast.

For more information about each Arizona Trail Gateway Community, click on the yellow hi-lighted names on the map below. If the map links don't work on your browser, click [here](#) for a simple link list of the gateway communities.

If you have updates or corrections to the information in the town guides, please contact us at Gateway@aztrail.org





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Payson

The town of Payson lies to the east of the rugged Mazatzal Wilderness. One of the larger communities in the area, it contains all services for trail users.

Elevation

5,000

Population

15,301

Post Office

100 West Frontier Street, 85541, (928) 474-2972

Internet

Payson Public Library (328 N. Mclane Rd.), (928) 474-9260

Grocery

Bashas' (142 Arizona 260), (928) 474-4495

Safeway (401 Arizona 260), (928) 472-8208

VITA-MART (516 S. Beeline Hwy.), (928) 474-4101

Health food store featuring organics, dried fruits and snacks, bulk items.

Food

El Rancho Restaurant (200 S. Beeline Hwy.), (928) 474-3111

Serves breakfast, lunch, and dinner to satisfy the post-trail craving for Mexican food.

Beeline Cafe (815 S. Beeline Hwy.), (928) 474-9960

Cash-only café that serves up homestyle fare.

Gerard's Italian Bistro (512 N. Beeline Hwy.), (928) 468-6500

Italian food, salads, sandwiches, and wood-fired pizzas.

Ayothaya Thai Café (404 E. State Hwy 260), (928) 474-1112
Thai cuisine and sushi with vegetarian options.

Lodging

Majestic Mountain Inn (602 Arizona Hwy. 260), (800) 408-2442

America's Best Value Inn (811 S. Beeline Hwy.), (928) 474-2283

LF Ranch, (928) 970-3543

The LF Ranch is entirely enclosed within the Mazatzal Wilderness and offers bunkhouse or camping options, picket lines for equines and meals by prior arrangement. Will accept boxes or resupply trips to Payson can be arranged. Contact for details.

Outdoor Gear

Certified Bicycle (410 West Main Street), (928) 970-2472
Bike repairs, sales, and accessories.

Feed Store

Payson Feed and Pet Supply (101 W. Aero Dr.), (928) 474-4165

Massage

A Simple Touch (805 E. Hwy. 260), (928) 978-4787

Area Attractions

Rim Country Museum and Zane Grey Cabin (700 Green Valley Parkway), (928) 474-3483

Rim Country Museum contains exhibits about Tonto Apache, pioneers and settlers, ranchers and miners, and the towns of Payson, Strawberry, and Pine. Zane Grey wrote 57 novels, 28 of them set in Arizona. This is a replica of his original cabin, which burned down in the Dude Fire of 1990.

Arizona Trail Forum

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260 Corridor

Character Area

(9/14/14) LAND USE; 260 CORRIDOR CHARACTER AREA Commission Consensus

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 Corridor character area is approximately (insert size) square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.</p> <p>The North and West boundary lines of the 260 Corridor character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 Corridor character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the 260 Corridor Character Area.</p> <p>The 260 Corridor Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Rio Verde Vista • Verde Valley • Business Park • Yavapai-Apache • Nation Middle Verde Tribal Community <p>* <i>Metes and Bounds</i> <i>Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> • Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road • Proposed Roundabout on State Route 260 and Park Verde Road • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • Proposed Roundabout on State Route 260 near Mile Post 215 • Proposed Roundabout on State Route 260 near Mile Post 214 • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive <p>Major Trails:</p> <ul style="list-style-type: none"> • Proposed Multi-Use Path Along State Route 260 <p>Gateways:</p> <ul style="list-style-type: none"> • Town Boundary on State Route 260 coming east from Cottonwood • West side of I-17 and State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> • Yavapai County Justice Facility • Yavapai County Roads Department <p>General:</p> <ul style="list-style-type: none"> • Gaddis Wash • Grief Hill Wash • Peach Tree Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Parks and Recreation: • Hayfield Draw OHV Recreation Area <p>Water Resources:</p> <ul style="list-style-type: none"> • Cherry Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch <p>Yavapai-Apache Nation:</p> <ul style="list-style-type: none"> • Middle Verde Tribal Community <p>Historic Sites:</p> <ul style="list-style-type: none"> • - Cloverleaf Ranch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

VISION/GOALS:

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

A. GOAL: PROMOTE REGIONAL COMMERCIAL AND EMPLOYMENT OPPORTUNITIES.

Implementation Strategy:

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

B. GOAL: PROMOTE TOURIST RELATED DESTINATIONS AND USES.

Implementation Strategy:

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

C. GOAL: SUPPORT IMPROVEMENTS IN ALTERNATE MEANS OF TRANSPORTATION AND AMENITIES.

Implementation Strategy:

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

D. GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

1. Implement informational sources and signage to welcome visitors and promote Camp Verde's, unique character.
 2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
 3. Design improvements for safe and efficient traffic flow to local businesses and amenities.
- Town Boundary on State Route 260 coming east from Cottonwood – Welcome
 - West side of I-17 on State Route 260 – Kiosk pullout

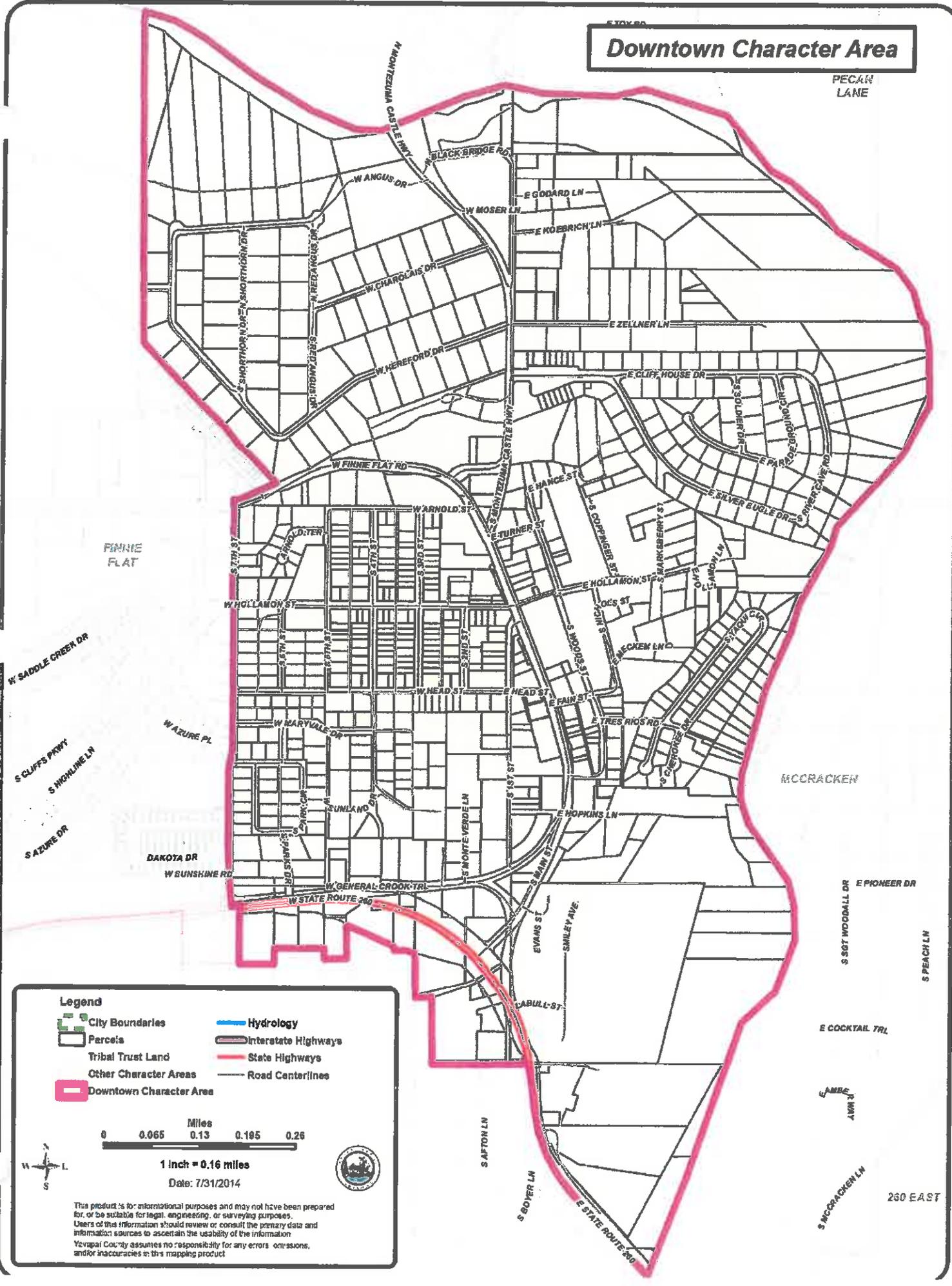


Downtown

Character Area

Downtown Character Area

PECAN
LANE



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Downtown Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines

Miles
0 0.065 0.13 0.195 0.26

1 inch = 0.16 miles

Date: 7/31/2014



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260 EAST

(10-23-2014) LAND USE; DOWNTOWN CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Downtown character area is approximately (insert size) square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.</p> <p>The Verde River plays a significant role in defining the Downtown character area's boundaries. The Verde River borders this character area on the North and East for approximately (insert mileage) miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.</p> <p>A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area and is approximately (insert size) square miles in size.</p> <p>The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Arnold Terrace Camp Verde Townsite Camp Verde Heights Copper Canyon Vista Fort River Caves Loma Linda Military Reserve Addition Unrecorded 34 Ranch Acres Townsite Of Camp Verde Sub. Of Lot 7 Block 2 Tres Rios Verde Hills Yavapai-Apache Nation Lower Verde Reservation <p><i>*Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Charter Schools Churches Farmer's Market Group Care Facilities Home Occupations Medical Services Restaurants Retail Sales Service Stations 	<p>Major Roads:</p> <ul style="list-style-type: none"> Finnie Flat Road/Main Street - 1st Street - 7th Street - Head Street - Hollamon Street - Montezuma Castle Highway/Pecan Lane - Black Bridge Road - Charolais Drive - Cliff House Drive - Hereford Street - Zellner Lane <ul style="list-style-type: none"> General Crook Trail State Route 260 <p>Major Interchanges:</p> <ul style="list-style-type: none"> Finnie Flat Road and 7th Street Finnie Flat Road, Main Street and Montezuma Castle Highway Main Street and Hollamon Street Main Street and Head Street Main Street and State Route 260 1st Street and General Crook Trail Montezuma Castle Highway and Cliff House Drive Montezuma Castle Highway and Hereford Drive Montezuma Castle Highway and Zellner Lane Montezuma Castle Highway and Black Bridge Road State Route 260 and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> South Main Street at the intersection with State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> Camp Verde Community Library Camp Verde Fire District Camp Verde Historical Society Camp Verde Town Hall Camp Verde Marshal's Office <p>General:</p> <ul style="list-style-type: none"> Assemblies of God Church Hall Boyer's Motel Camp Verde Elementary School Camp Verde Jail Camp Verde Pumphouse Camp Verde Stage Stop & Boarding House Camp Verde Teacherage Casner & See's Verde Valley Club Ice House/Milk Depot Claude & Ralph Wingfield Store/Boyer's Bar Old Camp Verde Dance Hall/Goswick Hall/Bechetti Theatre Old Rock Church Sutler's Store, Wingfield Mercantile & Camp Verde State Bank Verde Valley Garage/Pete Power's Garage Verde Valley Mercantile Company Watt's Shoe Repair & Justice of Peace <p><i>* Various private residences along 1st St., 2nd St., Coppinger St., Head St., Hollamon St., Hance St., Meckem Ln, Nichols St. and Woods St.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Community Center Park Fort Verde State Historic Park Rezzonico Family Park <p>Water Resources:</p> <ul style="list-style-type: none"> Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 11 dwellings per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> RS North of General Crook Trail between 7th Street and Park Drive C1 on the East side of the intersection of 7th Street and Finnie Flat Road C1 on the West side of the intersection of 2nd Street and Hollamon Street C1 on the South end of Woods Street near Main Street C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 C2 on the South side of State Route 260 between 7th Street and Main Street C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG RS North of General Crook Trail between 7th Street and Park Drive. RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road. RS/C1 on the West side of the intersection of 2nd Street and Hollamon Street. RS/C1 on the South end of Woods Street near Main Street. RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane. RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive. RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street. RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260 <ul style="list-style-type: none"> Preferred use encouraged in C1/C2 with limited definitions that encourage a small town "main street" atmosphere. RS/C1/C2/C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. Open Space Public Facilities Planned Unit Development (PUD)

(10-23-2014) DOWNTOWN CHARACTER AREA DETAIL
Commission Consensus

VISION/GOALS:

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

A. GOAL: PROMOTE MIXED-USE DEVELOPMENT WHILE PROTECTING THE TOWN'S HISTORIC CHARACTER.

Implementation Strategy:

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

B. GOAL: PROMOTE RECREATIONAL, COMMUNITY, CULTURAL ACTIVITIES AND ENHANCE TOURISM.

Implementation Strategy:

1. Develop information sources such as visitor centers, signs, kiosks and apps to promote recreational activities, agri-tourism and historic sites in the Downtown and Town wide.
2. Encourage the design a pedestrian and biking trail system connecting all the historic sites, including those in the Downtown Character Area.
3. Encourage open space along with developing trails and recreational access points between Downtown and Verde River.
4. Promote outdoor public areas to support community and cultural activities such as an open air plaza for public farmer's market, craft fairs and outdoor performances.

C. GOAL: SUPPORT HEALTHY RESIDENTIAL ENVIRONMENTS THAT PROVIDE SAFE AND CONVENIENT ACCESS, OPEN SPACES AND RECREATIONAL OPPORTUNITIES.

Implementation Strategy:

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

D. GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

1. Implement informational sources and signage to welcome visitors and promote Camp Verde's, unique character.
2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
3. Design improvements for safe and efficient traffic flow to local businesses and amenities.

- South Main Street and State Route 260 – Directional & Archway



Finnie Flat

Character Area

(9/25/14) LAND USE; FINNIE FLAT CHARACTER AREA Commission Consensus

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Finnie Flat character area is approximately (insert size) square miles in size.</p> <p>The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The Southern border of this character area primarily runs along State Route 260 from 7th Street to Oasis Road. The Western boundary of this character area consists of a portion of Interstate 17, State Lands South of Interstate 17, State Lands West of State Route 260, and State Lands South of Finnie Flat Road/West of Oasis Road.</p> <p>Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.</p> <p>The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Groseta Gardens Cliffs Unit 1 Cliffs Unit 2 North Cliffs Unit 2 South The Village at Camp Verde Verde Cliffs Verde Outpost Townhouses Verde Outpost Townhouses Amended Plat Verde Ridge Unit 1-2 * <i>Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Charter Schools Churches Home Occupations Hotels Industrial Park Mall Medical Services Restaurants Retail Sales RV Parks Service Stations Storage Facilities 	<p>Major Roads:</p> <ul style="list-style-type: none"> Finnie Flat Road - Cliffs Parkway General Crook Trail State Route 260 - 7th Street - Homestead Parkway - Industrial Drive - Oasis Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> State Route 260 and Industrial Drive State Route 260 and Homestead Parkway State Route 260 and Finnie Flat Road State Route 260 and General Crook Trail Finnie Flat Road and Cliffs Parkway Finnie Flat Road and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> General Crook Trail <p>Gateways:</p> <ul style="list-style-type: none"> Immediately west of I-17 on State Route 260. State Route 260 at the intersection of Finnie Flat Rd. 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> Faulkner Wash Gaddis Wash West Wash <p>Historic Sites:</p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Arizona State Park Land <p>Water Resources:</p> <ul style="list-style-type: none"> Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes Planned Area Developments (PADs) and Planned Unit Developments (PUDs) that consist of 0 to 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> C2 on the West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Homestead Parkway. C2 located on the East side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. C2 on the corner of State Route 260 and Cliffs Parkway. C3/M1 located on the North end of Industrial Drive. M1 on Davidson Drive near Homestead Parkway. Open Space Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7th Street. RS/C1/C2 on the South Side of State Route 260 near the intersection of 7th Street. RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive. RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway. Mixed Use Open Space Planned Unit Development (PUD) Public Facilities

VISION/GOALS:

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

A. GOAL: PROMOTE REGIONAL COMMERCIAL AND EMPLOYMENT OPPORTUNITIES.

Implementation Strategy:

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

B. GOAL: PROMOTE TOURIST RELATED DESTINATIONS AND USES.

Implementation Strategy:

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

C. GOAL: SUPPORT IMPROVEMENTS IN ALTERNATE MEANS OF TRANSPORTATION AND AMENITIES.

Implementation Strategy:

1. Encourage development to provide for enhanced connectivity and mobility including extended bike routes, multi-use trails and pedestrian pathways.
2. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
3. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.
- 4.

D. GOAL: SUPPORT LOCAL GROWERS WITH FARMERS MARKET VENUES.

Implementation strategy:

Locations with access and visibility.

E. GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

1. Implement informational sources and signage to welcome visitors and promote Camp Verde's, unique character.
 2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
 3. Design improvements for safe and efficient traffic flow to local businesses and amenities.
- East side of I-17 and State Route 260 area – Roundabout with Welcome
 - State Route 260 and Finnie Flat Rd.– Directional & Archway



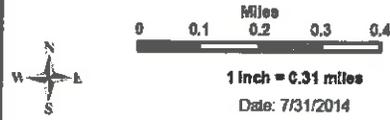
Pecan Lane

Character Area

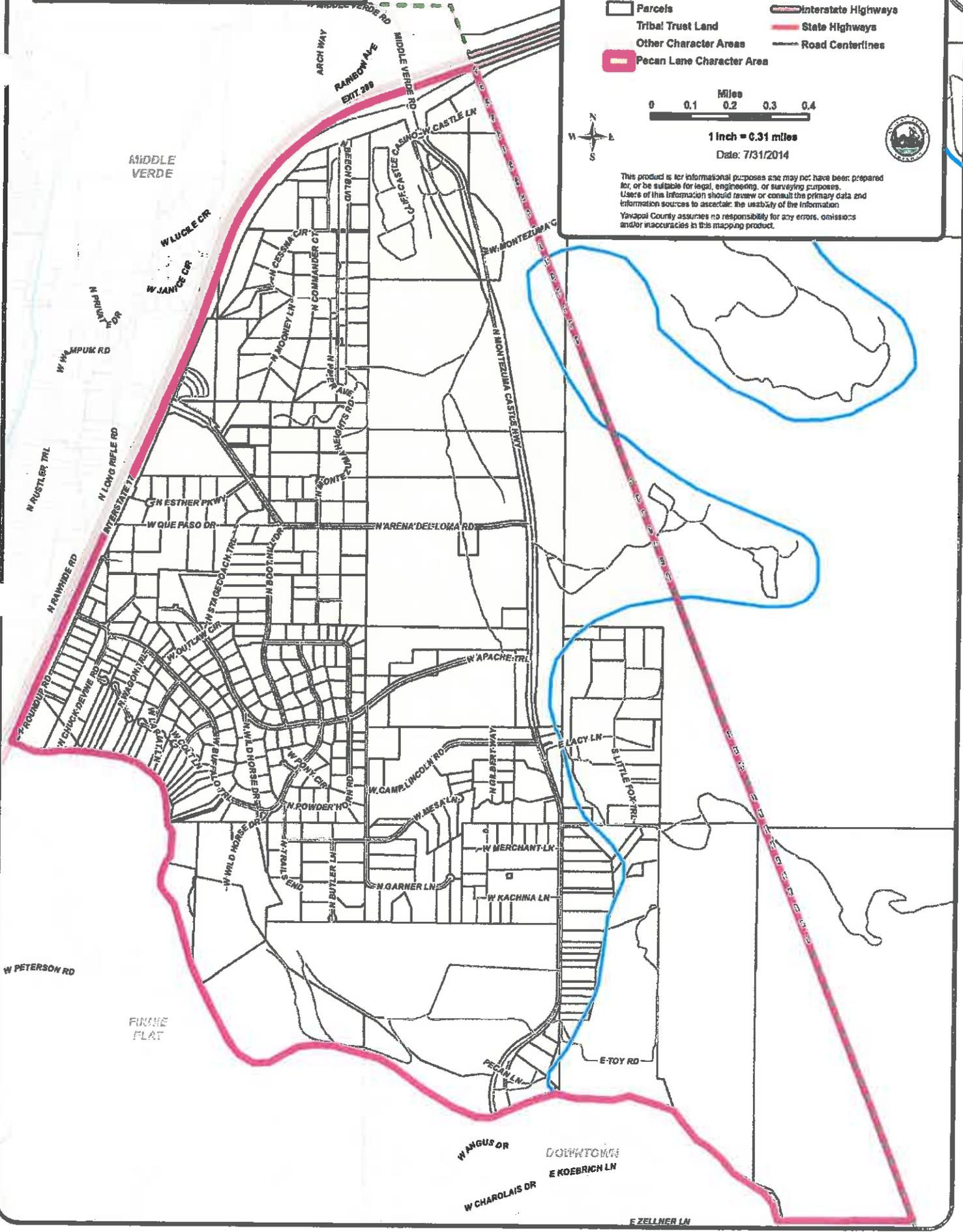
Pecan Lane Character Area

Legend

-  City Boundaries
-  Parcels
-  Tribal Tract Land
-  Other Character Area
-  Pecan Lane Character Area
-  Hydrology
-  Interstate Highways
-  State Highways
-  Road Centerlines



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(12/11/2014) LAND USE; PECAN LANE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Pecan Lane character area is approximately (insert size) square miles in size, and boasts a beautiful scenic view shed of U.S Forest Service lands and Montezuma Castle National Monument along the East side of Montezuma Castle Highway.</p> <p>The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by Town boundaries. The Verde River borders the Pecan Lane character area along the South.</p> <p>A significant portion (insert %) of the East side of this character area is comprised of U.S Forest Service Land.</p> <p>The Verde River flows throughout the entire Pecan Lane character area, approximately (insert mileage), and is an integral component to land uses within this character area. In addition, Dry Beaver Creek also flows throughout this character area, approximately (insert mileage).</p> <p>In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.</p> <p>A majority of this character area consists of low density or rural residential properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Arena Del Loma Estates • Butler Subdivision • Mesa Verde Estates Amended • Montezuma Heights Air Park Amended • Verde River Meadows • Verde River Meadows 2 * <i>Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Farms • Home Occupations • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway/Pecan Lane - Apache Trail - Arena Del Loma - Camp Lincoln <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Montezuma Castle Highway <p>Major Intersections:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway and Apache Trail <p>Gateways:</p> <ul style="list-style-type: none"> • Intersection of I-17 and Montezuma Castle Highway • Intersection of Montezuma Castle Highway and W. Montezuma Castle Rd. 	<p>Community Services:</p> <ul style="list-style-type: none"> • Camp Verde Unified School District - Camp Verde Elementary School - Camp Verde Middle School - Camp Verde High School <p>Historic Sites:</p> <ul style="list-style-type: none"> • Hauser Farm • Pecan Lane Rural Historic Landscape <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Butler Park • Heritage Pool • Heritage Skate Park • Jackson Flats • Montezuma Castle National Monument <p>Water Resources:</p> <ul style="list-style-type: none"> • Dry Beaver Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Eureka Ditch <p>Yavapai Apache Nation: Middle Verde Tribal Community</p> <p>Event Venues:</p> <ul style="list-style-type: none"> • Cliff Castle Casino • Conference Center • Cultural Center 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located on the North end of Montezuma Castle Highway and Interstate 17. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land. • Open Space • Planned Unit Development (PUD) • Public Facilities

VISION/GOALS:

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

A. GOAL: ENCOURAGE THE PRESERVATION OF THE SCENIC VIEWSHED AND OPEN SPACE IN COORDINATION WITH THE U.S. FOREST SERVICE, ALONG THE EAST SIDE OF MONTEZUMA CASTLE HIGHWAY INCLUDING JACKSON FLATS.

Implementation Strategy:

1. Consistently communicate with the Forest Service about the communities desire to maintain scenic view-sheds and open space.
2. In the event of development maximize setbacks and minimize height guidelines to preserve and maintain scenic view-sheds.
3. Maintain rural densities and intensities.

B. GOAL: ENCOURAGE AGRICULTURAL LAND USES AND AGRITOURISM.

Implementation Strategy:

1. Encourage partnering with other entities to promote regional agri-tourism.
2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of Camp Verde.
3. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.

C. GOAL: ENCOURAGE THE PRESERVATION OF EXISTING DENSITIES AND ENHANCE EXISTING NEIGHBORHOODS BY ENCOURAGING APPROPRIATE AND COMPATIBLE SERVICES AND PUBLIC FACILITES.

Implementation Strategy:

1. Support neighborhood level businesses that provide goods and services.
2. Enhance multi-modal connectivity through bike lanes and trails.
3. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

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

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
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.
3. Encourage recreation which is compatible with the natural and cultural environment.

E. GOAL: PROMOTE COLLABORATION WITH THE YAVAPAI-APACHE NATION

Implementation Strategy:

1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

F. GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

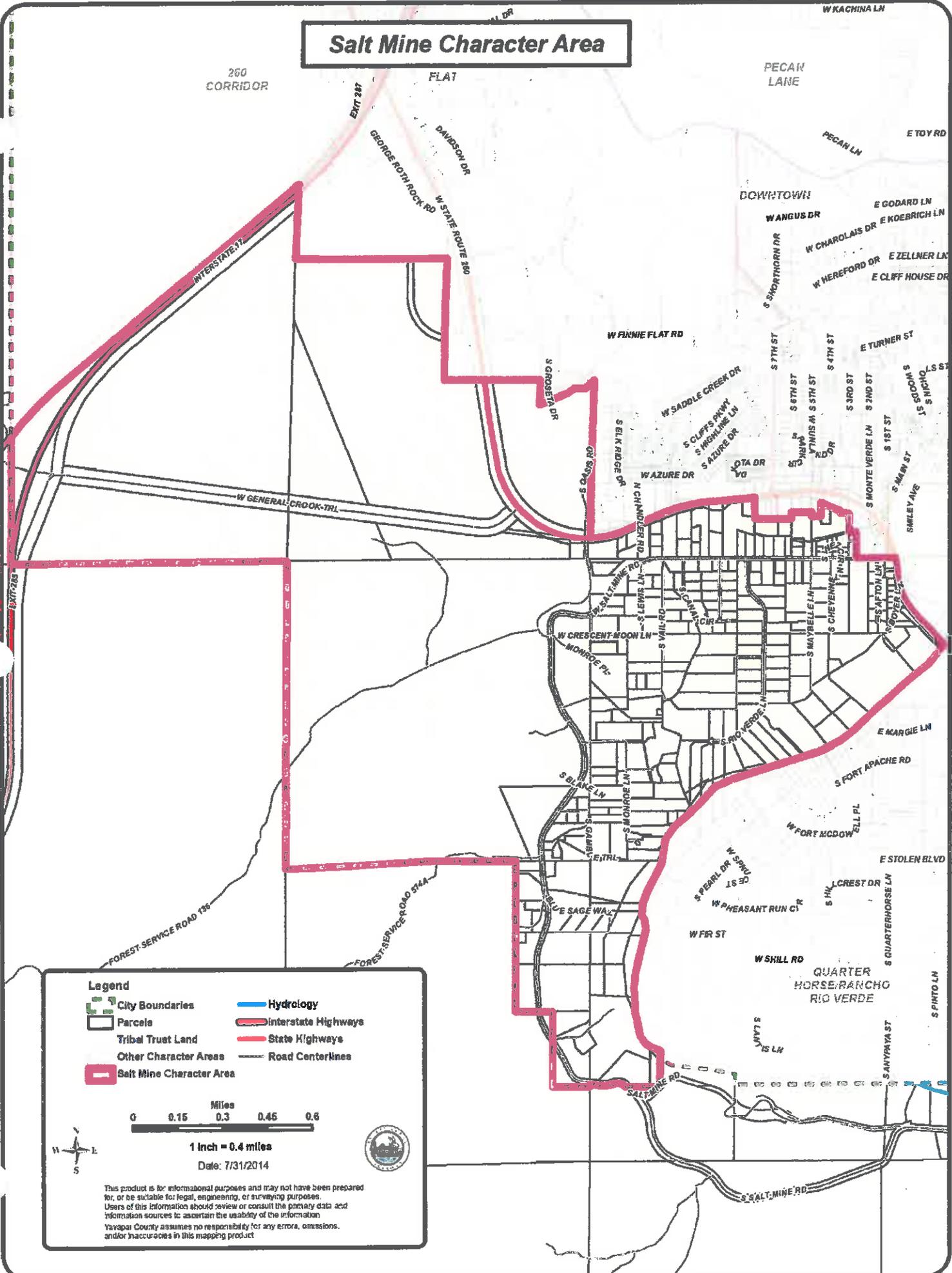
1. Implement informational sources and signage to welcome visitors and promote Camp Verde's, unique character.
 2. Implement sources and signage which informs visitor about attractions in the Verde Valley.
 3. Design improvements for safe and efficient traffic flow to local businesses and amenities.
- I-17 and Middle Verde Road – Roundabout: Welcome
 - Montezuma Castle Hwy. and W. Montezuma Castle Rd. (the entrance to Montezuma Castle National Monument) - Downtown Signage, also Middle Verde and for the Yavapai-Apache Nation.



Salt Mine

Character Area

Salt Mine Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Salt Mine Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines

Miles
0 0.15 0.3 0.45 0.6

1 inch = 0.4 miles

Date: 7/31/2014



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(01-15-2015) LAND USE; SALT MINE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Salt Mine character area is approximately (insert size) square miles in size.</p> <p>The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches the east side of current parcel 404-28-033C, then see attached insert. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17.</p> <p>A significant portion (insert %) of this character area is comprised of U.S. Forest Service Land. In addition, there is also a significant portion of State Land (insert %).</p> <p>The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Afton Estates • Maybelle Estates • Rio Verde Ranchos • Security Acres Amended • Sunny Terrace * <i>Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> • Agriculture • Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Finnie Flat Road • General Crook Trail • Interstate 17 • State Route 260 - Oasis Road - Salt Mine Road - Rio Verde Lane <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and General Crook Trail <p>Major Intersections:</p> <ul style="list-style-type: none"> • State Route 260 and General Crook Trail • State Route 260 and Oasis Road • State Route 260 and Salt Mine Road <p>Major Trails:</p> <ul style="list-style-type: none"> • Copper Canyon Trail <p>Gateway:</p> <ul style="list-style-type: none"> • Intersection of General Crook Trail and State Route 260 • I-17 and General Crook Trail 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • Copper Canyon • Faulkner Wash • West Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Salt Mine • Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road <p>* <i>Various private residences along Boyer St. and Salt Mine Rd.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Copper Canyon Trailhead <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • Open Space <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • Open Space • Planned Unit Development (PUD)

VISION/GOALS:

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

A. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

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

B. GOAL: MAINTAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA.

Implementation Strategy:

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

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

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
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.
3. Encourage recreation that is compatible with the natural and cultural environment.

D. GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

1. Implement informational sources and signage to welcome visitors and promote Camp Verde's, unique character.
2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
3. Design improvements for safe and efficient traffic flow to local businesses and amenities.

- General Crook Trail & State Route 260 – Directional
- General Crook Trail & I-17 - Welcome



Clear Creek

Character Area

Clear Creek Character Area

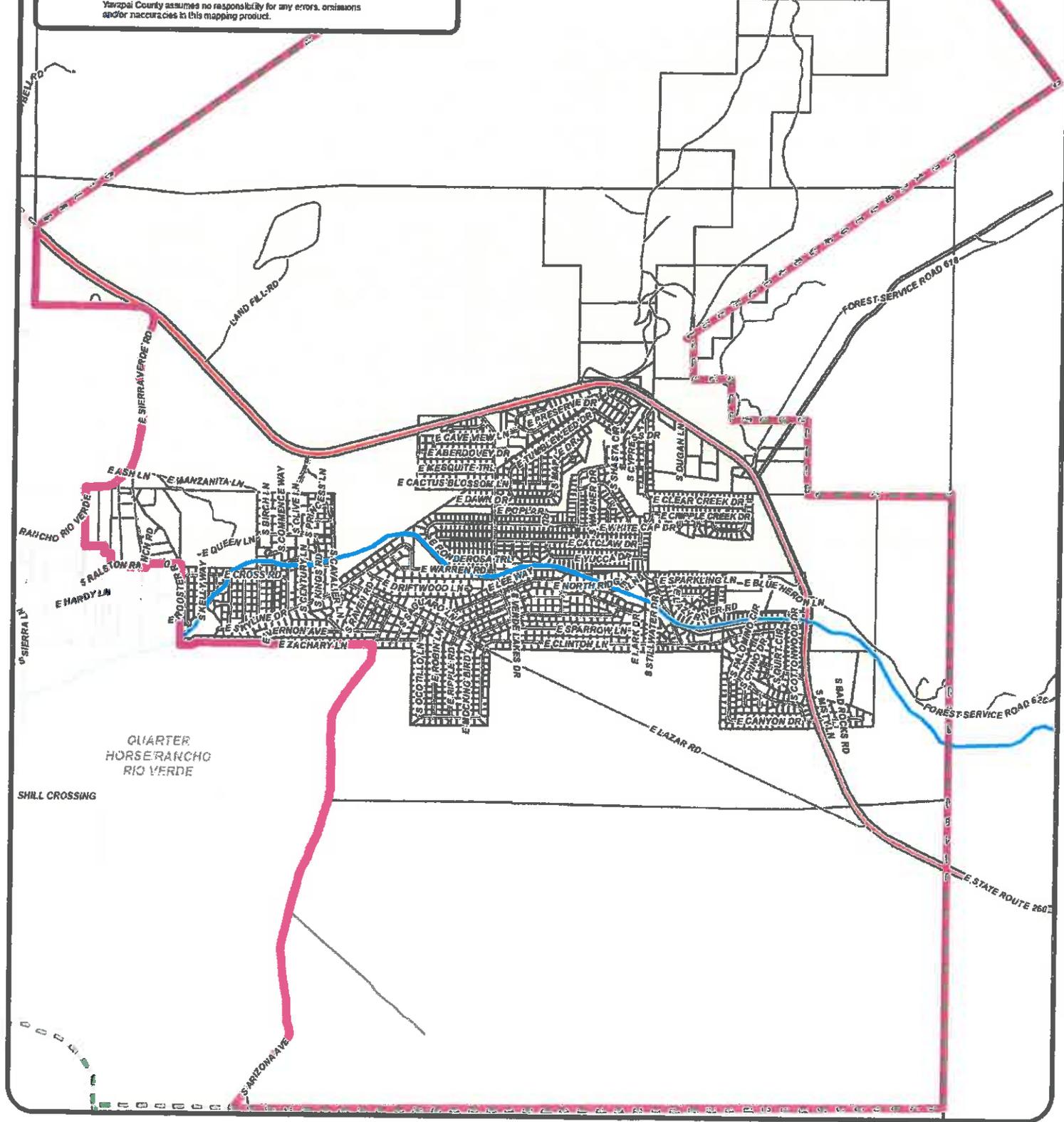
- Legend**
-  City Boundaries
 -  Hydrology
 -  Parcels
 -  Interstate Highways
 -  State Highways
 -  Tribal Trust Land
 -  Road Centerlines
 -  Other Character Areas
 -  Clear Creek Character Area



1 inch = 0.43 miles
Date: 8/13/2014



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



(01-29-2015) LAND USE; CLEAR CREEK CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Clear Creek character area is approximately (insert size) square miles in size.</p> <p>The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E.</p> <p>The majority (insert %) of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains (insert mileage) miles of West Clear Creek that flows through the center of this character area.</p> <p>The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Cave View Estates • Clear Creek West • Clear Creek West Unit 2 • Preserve At Clear Creek • Verde Lakes Estates • Verde Lakes Units 2-5 • Verde Paradise • White Hills Mobile Home Park <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Home Occupations • Mining • Retail Sales • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 - Aspen Way - Big Valley Drive - Canyon Drive - Forest Service Road 618/Bull Pen Road - Forest Service Road 626 - Olive Lane - Sierra Verde Road - Verde Lakes Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> • State Route 260 and Aspen Way • State Route 260 and Big Valley Drive • State Route 260 and Forest Service Road 618/Bull Pen Road • State Route 260 and Canyon Drive • State Route 260 and Olive Lane • State Route 260 and Verde Lakes Drive • State Route 260 and Sierra Verde Road <p>Major Trails:</p> <ul style="list-style-type: none"> • General Crook Trail <p>Gateway:</p> <ul style="list-style-type: none"> • State Route 260 at the Town Boundary coming west from Payson, AZ 	<p>Community Services:</p> <ul style="list-style-type: none"> • Transfer Station <p>General:</p> <ul style="list-style-type: none"> • Wickiup Creek <p>Historic Sites:</p> <ul style="list-style-type: none"> • Clear Creek Ruins • Wingfield Mesa <i>* Various private residences along Verde Lakes Drive and State Route 260.</i> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Clear Creek Campground <p>Water Resources:</p> <ul style="list-style-type: none"> • West Clear Creek <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Pioneer Ditch • Wingfield Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 4 dwellings per acre with a manufactured/mobile home park with 0 to 11 units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • RS on the north side of the intersection of State Route 260 and Big Valley Drive • C1 at Clear Creek RV Park on State Route 260. • C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • C2 on the south side of the intersection of State Route 260 and Big Valley Drive. • C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources which includes Salt River Pima-Maricopa Indian Gypsum Mine • Open Space • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG Zoning • RS on the North side of the intersection of State Route 260 and Big Valley Drive. • RS/C1 at Clear Creek RV Park on State Route 260. • RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive. • RS/C1/C2/C3 on the East side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

VISION/GOALS:

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

A. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

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

B. GOAL: MAINTAIN THE RURAL, RESIDENTIAL AND AGRICULTURAL CHARACTER OF THE AREA.

Implementation Strategy:

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

C. GOAL: ENCOURAGE THE IMPLEMENTATION OF A CLEAR CREEK RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

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

D. GOAL: CREATE INVITING GATEWAYS (Sub-Committee 01-04-2015)

Implementation Strategy:

1. Implement informational sources and signage to welcome visitors and promote Camp Verde's, unique character.
2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
3. Design improvements for safe and efficient traffic flow to local businesses and amenities.

- State Route 260 at the Town boundary coming west from Payson – Kiosk with pullout