

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY MAY 14, 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:**
April 23 2015 – General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
May 28, 2015 - General Plan Work Session
June 04, 2015 – Special Session
5. **Update on Chapter 3 Land Use table calculations on pages 3.1 and 3.2 & 3.3.**
6. **Discussion, Public Input and Commission Consensus for Chapter 5 Growth Area.**
7. **Adjournment**

Next Sub-Committee Meetings
May 20, 2015

Next General Plan Work Sessions
May 28, 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: J. Jenkins Date/Time: 5-12-15 By 3:00PM

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

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

**DRAFT MINUTES
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY APRIL 23, 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

The meeting was called to order at 6:01 pm by Chairman Davis.

2. Roll Call

Chairman Davis and Commissioners Blue, Burnside, Hisrich, and Norton are present. Vice Chairman Freeman and Commissioner Parrish are absent.

Also present is Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Recording Secretary Kendall Welch.

3. Pledge of Allegiance

The Pledge of Allegiance was let by Commissioner Burnside.

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:

April 09, 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time:

May 14, 2015 - General Plan Work Session

A motion was made by Commissioner Norton to approve the minutes and to set the next General Plan Work Session meeting date for Thursday, May 14th, 2015. The motion was seconded by Commissioner Blue. All were in favor, motion passes unanimously.

5. Update on Chapter 3 Land Use table calculations on pages 3.1 and 3.2 & 3.3.

Note: Tables not included in packet, verbal update.

Chairman Davis requested Community Development Director Michael Jenkins start the discussion on this agenda item.

Jenkins stated that Yavapai County GIS staff was unavailable to check the table values and calculations at this time. Jenkins subsequently took it upon himself to use tools available to the public on Yavapai County's GIS website to double check the table values and calculations. While most of the calculations appeared to be fairly accurate there were a few minor discrepancies. Jenkins stated that he has been able to isolate these discrepancies.

Chairman Davis requested to see both the calculations, as well as the relationships behind the table line items at the next meeting. Community Development Director Michael Jenkins confirmed his request and stated that the data will be available for

discussion and review at the next meeting.

Hearing no more questions or discussion on this agenda item, Chairman Davis moved on to the next agenda item.

6. Discussion, Public Input and Commission Consensus on the introduction for the 260 West Character Area language.

Chairman Davis requested Commissioner Norton take the lead on this agenda item, complimenting Norton on his work. Commissioner Burnside agreed with Davis, stating that it was very modern and very well written. Commissioner Norton expressed thanks to Kathy Davis, as she also helped to write the introduction to the 260 West Character Area.

There was a brief interruption in discussion at this time as Steve Goetting asked for clarification as to where the item was in the agenda packet.

Chairman Davis clarified the location of current discussion in the agenda packet for everyone in the audience. Davis also gave the Commission and the audience a moment to read the proposed changes to the 260 West Character Area Introduction, asking for any input or proposed changes.

Commissioner Burnside requested the removal of the word "tribal lands" in the second to last paragraph and proposed "tribal lands" be referred to as the "Yavapai-Apache Nation" or something similar. All Commissioners were in agreement and consensus was given to make the change.

Hearing no other comments or discussion on this agenda item, the Commission gave consensus to approve the 260 West Character Area Introduction as written.

7. Discussion, Public Input and Commission Consensus for Chapter 5 Growth Area.

Note: Version one with strikeouts and Version two without strikeouts provided.

Chairman Davis provided a brief explanation as to why there are two different versions of the Growth Area Element included in the agenda packet. One is being provided for ease of reading, the other to illustrate the various track changes made to the document.

Commissioner Hisrich asked Chairman Davis to explain the reason for the reorganization of the document. Chairman Davis stated that "State Requirements" was struck as it was a repeat of information that had already been stated. Davis also stated that some "Implementation Guidelines" really belonged under the "Vision Statement" so they were relocated. "Goals" were reorganized using a similar process.

Tony Gioia commented that the "State Requirements" actually came from the Growing Smarter Legislation. Gioia stated that he believed growth should pay for itself and asked the Commission to look into adding back statements regarding assurances being required for developers in order to help pay for infrastructure improvements

Commissioner Burnside requested the first sentence of the Vision Statement read: "The Town of Camp Verde will become a sustainable community..." Commissioner Hisrich disagreed with the change and prefers the statement read "The Town of Camp Verde will be a sustainable community..." Commissioner Hisrich also asked if perhaps this statement covers the request made by Gioia concerning assurances, and paying for infrastructure improvements. Gioia stated that the sentence did not, and that really they are talking about two separate issues.

Hearing no additional arguments or concerns, the first sentence of the Vision Statement is to remain as it was in the 2005 General Plan, "The Town of Camp Verde will be a sustainable community..."

Chairman Davis requested the first paragraph of the "State Requirements" be struck, due to the fact it is a repeat of information and does not need to be said again. Commissioner Burnside agreed with Davis and also recommended striking the first paragraph. Hearing no other comments, a consensus was reached among the Commission to strike the first paragraph of "State Requirements".

Commissioner Blue suggested the third bullet point of the "State Requirements" be changed to read "Encourage the public and private construction of timely and financially sound infrastructure expansion..." Commissioner Burnside disagreed stating that the bullet point should read as Arizona State Statute reads. Chairman Davis disagreed with Burnside stating he felt there was leeway to change a word here or a word there given the context. Steve Goetting commented that the Arizona State Statute reads "Promote the public and private construction of timely and financially sound infrastructure expansion..." Commissioner Burnside suggested a compromise of citing Arizona State Statute then adding additional wording underneath in a new paragraph.

After further discussion a consensus was reached amongst the Commission to leave the wording on the third bullet point alone so that it reads as it appears in Arizona State Statutes. The Commission also reached consensus that the three bullet points underneath "State Requirements" should be relocated to the first paragraph of "Potential Growth Areas". The "Potential Growth Areas" paragraph now reads:

"This plan identifies areas suitable for planned multi-modal transportation and infrastructure expansion including but not limited to water and sewer. According to Arizona Revised State Statute, ARS §9-461.05, the Growth Area Element should include policies and implementation strategies that are designed to:

- Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity."

The focus of the meeting then shifted to the current Growth Area Map and recommendations of Growth Area addition/deletions made by the Growth Area subcommittee.

Chairman Davis gave a brief overview of subcommittee discussions regarding the proposed changes indicated on the map. Chairman Davis recommended they start with the area outlined on the map as "D" which is located along State Route 260 near McCracken.

Tony Gioia cautioned the Commission that when an area is designated as a "Growth Area" it no longer needs a General Plan amendment. Davis asked Community Development Director Michael Jenkins to explain the differences between Major and Minor General Plan Amendments. Jenkins responded that while the procedure is similar there are some differences such as public notification requirements.

Commissioner Burnside questioned what the Town's current growth areas are, and if the Town could run into a takings issue if an area currently designated as a "Growth Area" is removed. Chairman Davis replied that he did not believe there would be an issue. Burnside referenced the area indicated on the map as "D" specifically. Community Development Director Michael Jenkins commented that the property owners most likely affected by removing "D" out of the Growth Area would be the Town of Camp Verde and the U.S. Forest Service. Chairman Davis asked for clarification as to why the Town of Camp Verde even placed a piece of property, now dedicated as a future park, in a

"Growth Area". Tony Gioia responded that the land originally belonged to the U.S. Forest Service, and at the time of auction it was believed the land was going to be purchased by developers.

Chairman Davis suggested Community Development Director Michael Jenkins check with the Town Attorney to see if there could be a possible takings issue and to report back to the Commission at a later date with his findings.

Commissioner Norton stated that he was a bit confused on the area involved. Commissioner Hisrich stated that he too was confused and asked what the impacts are if the Town does not have property within a "Growth Area". Tony Gioia cautioned that developers are looking for clarity on "Growth Areas" and that leaving property designated as a "park" in a "Growth Area" sends mixed messages to potential developers.

After further discussion the Commission reached consensus to remove area "D" from the Growth Area Map – pending attorney comments on the takings issue. Likewise item "D" on page two of the Growth Area Element should remain stricken if the area is removed.

Chairman Davis then shifted to area "A", located along State Route 260 near Steve Coury. Commissioner Norton asked what the reason was for wanting to add the area into the "Growth Area". Chairman Davis responded that area "A" is a natural place for development given its proximity to Steve Coury. Commissioner Burnside questioned the need for discussion of property annexation on the other side of State Route 260. Chairman Davis responded that it was a topic of discussion best suited for a later date.

Hearing no further discussion the Commission reached consensus to add area "A" to the Growth Area Map. Likewise item "A" on page two of the Growth Area Element should be revised to take into account the addition of lands.

Chairman Davis then asked for clarification of the history behind the "Growth Area" marked "B" located off I-17 near the State Route 260 Interchange. Tony Gioia gave a brief overview of the Ruskin Land Trade that never came to fruition. Chairman Davis suggested the removal of this area from the "Growth Area" map due to the Salt Mine Character Area. Commissioner Burnside disagreed and commented that we should leave the area "as is". Commissioner Norton agreed with Chairman Davis that the area should be removed. Commissioner Blue stated that the area should not be removed as we should be encouraging any and all growth within the Town. Commissioner Hisrich agreed with Burnside and Blue, and stated that it was ok to leave as a "Growth Area".

Hearing no further comments or arguments, the majority consensus of the Commission is to leave area "B" on the Growth Area Map. Likewise item "B" on page two of the Growth Area Element should be combined with area "A" as it really is part of a singular "Growth Area".

The last growth area discussed was indicated on the Growth Area Map as area "C" located along both sides of State Route 260 towards Finnie Flat Road. Commissioner Blue stated that he felt this area is natural to include in the "Growth Area". Commissioner Hisrich agreed that it is a great area for growth, but commented that the area is currently backfilling, and that by designating the area as a "Growth Area" could potentially cause other issues. Commissioner Norton stated he was a bit confused and asked the Commission for clarification on what they are trying to accomplish. Norton cautioned the Commission to keep in mind the voter's perception. Commissioner Burnside commented that area "C" is an infill area.

Hearing no further discussion or comments the majority consensus of the Commission is that area "C" on the Growth Area Map should not be added. Chairman Davis indicated that proposed wording for area "C" on page two of the Growth Area Element should be struck since the area is not being designated as a "Growth Area" at this time.

Discussion then shifted back to the paragraph "Potential Growth Areas" on page one of the Growth Area Element.

Commissioner Burnside brought to the Commission's attention that the 260 West Character Area under item "A" is located "Northwest" not "Northeast" and requested the change be made. The Commission agreed it should read "Northwest". Chairman Davis also requested the addition of the word "along" within that same sentence to make it read correctly. The Commission agreed. Commissioner Burnside requested that "Camp Verde" be referred to as "The Town of Camp Verde" and that "Cottonwood" should be referred to "The City of Cottonwood". Commissioner Hisrich stated he thought item "A" should begin with "Camp Verde's growth area" or something similar.

After further discussion the Commission reached a consensus that item "A" should read "A: Camp Verde's growth area located northwest of I-17 and along State Route 260 to the Town's northwest border is suitable for further development and links the Town of Camp Verde to the City of Cottonwood."

Commissioner Hisrich requested item "A.1" under Implementation Strategy read "Direct commercial development to areas currently located on major collector roads where water, sewer and electric are existing or anticipated." All Commissioners were in consensus to make the change.

Chairman Davis questioned if item "A.2" should be moved before item "A.1". There was no consensus of the Commission on this item.

Tony Gioia suggested item "E.3" be relocated to replace item "A.3". Commissioner Hisrich stated he felt that item "D.2" would fit better. Gioia disagreed. Chairman Davis asked the Commission and audience for input as to how the statement(s) could be rewritten to fit. Commissioner Burnside requested the statements remain stricken as the issues are already taken care of in Town Code. Gioia cautioned that some requirements in Town Code can be waived by Town Council. Community Development Director Michael Jenkins confirmed Gioia's statement. Chairman Davis suggested that this particular issue be tabled and discussed during the next subcommittee meeting. There was Commission consensus to table this item.

Commissioner Burnside suggested goal "B" be revised to read "Encourage scenic buffers and safe access from State Route 260 to areas designated for development." Tony Gioia added that this goal came from residents who wanted to see the hills along State Route 260 and not big box stores. Commissioner Hisrich added that he dislikes the word "encourage". Tom Pitts agreed with Commissioner Burnside. Chairman Davis suggested the goal be taken back to the subcommittee for further work. There was Commission consensus to table this item.

Chairman Davis requested goal "C" and goal "D" be stricken as they no longer apply. The Commission agreed. Chairman Davis also requested that goal "A" be revised in the next subcommittee meeting. The Commission agreed.

Commissioner Hisrich commented that he prefers goal "F" to goal "D".

Chairman Davis requested goal "G" be discussed at a later date and also suggested to remove goal "H" so that it doesn't create confusion within the Growth Area Element. The Commission agreed, and also agreed that the "Implementation Guidelines" should remain for the time being.

8. Adjournment

On a motion made by Commissioner Hisrich, seconded by Commissioner Blue, the Commission unanimously agreed to adjourn the meeting at 8:04 p.m.

Next Sub-Committee Meetings
May 6, 2015

Next General Plan Work Sessions
May 14, 2015

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 23rd day of April, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2015.

Kendall Welch, Recording Secretary

CHAPTER 3
LAND USE

VISION STATEMENT

Camp Verde is a community with a rural character. Land use within the Town should be patterned in such a manner as to create a sustainable community while respecting the rural setting. Camp Verde embraces the existing business community and welcomes new businesses and the need to develop more commercial opportunities for its citizens. Therefore, we are a town that encourages appropriate development that is well balanced in its respect for our natural environment and culture. The success of the Land Use Element will depend on the ability of the Town to maintain a balance between meeting the material needs of the community while preserving the natural and cultural qualities that make Camp Verde unique.

INTRODUCTION

Camp Verde has identified 10 Character Areas that have been defined by common unifying characteristics of its neighborhoods and/or land areas including physical characteristics, historical use, current land use patterns, environmental qualities and cultural identities. Land use decisions are made on whether they will uphold or strengthen the character of each area. Decisions made on this basis maintain a connection to the past and preserve the positive, while defining a way forward for future appropriate and sustainable development. To remain sustainable, Camp Verde must be responsible with the maintenance and future use of its land, air and water resources.

CURRENT LAND USE AND CHARACTER

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

Table 3.1 - Town of Camp Verde Land Ownership

<u>LAND OWNERSHIP</u>	<u>APPROXIMATE ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Forest Service	10,918 9,371	40.37% 34.66%
Private	13,161	48.67%
Public Facilities	—289	1.07%
State Trust Land	—994	3.68 %
Arizona State Parks	1,018	3.76%
ADOT Yard & Excess ROW	70	0.26%
State Trust Land	1,742	6.44%
Yavapai-Apache Nation Reservation	1,678	6.21 %
Approximate Total Acres	27,040	100%

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LAND USE

* Figures provided by Yavapai County GIS Department.

The scenic beauty of the Verde Valley is unparalleled. Camp Verde also boasts more than 18 miles of the Verde River within its town limits. Its lush riparian areas are visually appealing and provide habitat for several species of migrating birds and indigenous wildlife. Tourists come year round to Camp Verde not only because it's great beauty and nostalgia, but also because of the Fort Verde State Historic Park and nearby Montezuma Castle National Monument, which attracts many national and international visitors annually.

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

Another magnificent view is from Interstate 17 coming north from Phoenix toward Flagstaff from the top of the Copper Canyon pass. Upon descending into the valley along Copper Canyon, one can view the panoramic view to the east. The expanse covers the Town of Camp Verde and of the lush green of the Verde Valley. With the grazing livestock and agricultural areas in view, it gives one a wonderful first impression of the area. Along with residential property, much of this land is National Forest and State Trust Land.

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

Historically, the largest land use for the Town has been lower density, one dwelling per two (2) acres, residential with residential agricultural in the form of family gardens and orchards, lending to the Town's rural atmosphere

East of Interstate 17 on State Route 260 to Finnie Flat Rd., the land use is presently commercial. With State Route 260 west of Interstate 17 undergoing expansion with new intersections and four lanes, the improved traffic flows will make this location suitable for higher intensity commercial uses. The existence of water, natural gas, electricity and fiber optics, and the addition of sewer service and high speed internet will make this improved corridor a key area for new commercial development. Other prime commercial areas are Finnie Flat Road, Downtown, 260 East, and Middle Verde Road near Interstate 17. The individual Character Areas also define specific sites appropriate for commercial development.

Table 3.2 - Town of Camp Verde Land Use by Area

<u>LAND USE</u>	<u>APPROXIMATE ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Public Lands Forest Service	9,058 9,371	33.5% 34.66%
Rural Residential	5,581	20.6% 20.64%
Commercial Use	2,236	8.3% 8.27%

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Low Density Residential	1,721	6.4%	6.36%
Open Space	1,698 1408	6.3%	5.20%
Yavapai-Apache Nation	1,678	6.2%	6.21%
Agriculture	1,441	5.3%	5.33%
Medium Density Residential	882	3.3%	3.26%
Roadways	849 801	3.1%	2.96%
High Density Residential	502	1.9%	1.86%
Mixed Use – Commercial/Industrial	316	1.2%	1.17%
Natural Resources	307 411	1.1%	1.52%
Public Facilities	289 210	1.1%	0.78%
Industrial Use	281	1.0%	1.04%
Mixed Use	201	.7%	0.74%
Approximate Total Acres	27,040	100%	

* Figures provided by Yavapai County GIS Department

In addition to the above listed land use designations, the community recognizes three special planning districts: Historical Town Site, Entertainment District and State Route 260 Annexation.

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

Entertainment District - This is defined as an area in downtown Camp Verde with a significant number of entertainment, artistic, and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios or galleries, restaurants, bars, and other related facilities. The entertainment district is a specific area in downtown Camp Verde, designated by Town Council

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

CHAPTER 5
GROWTH AREA

~~Proposed with strike outs.~~ For P&Z Commission for 5-14-2015

VISION STATEMENT

The Town of Camp Verde will be a sustainable community where the type and location of commercial development and housing variety will serve the needs of the public, be conveniently located, compatible with supporting infrastructure and minimize negative impacts to the environment. Development will be balanced with open space to protect the rural character of the community, the surrounding scenic vistas, the historic setting, and natural beauty.

Camp Verde is currently underserved by commercial development. Therefore, development balance is identified as a critical consideration in the Growth Area. Commercial development must obtain equitable balance with residential development to ensure adequate services to the population and adequate tax revenue to fund essential public services

POTENTIAL GROWTH AREAS

This plan identifies areas suitable for planned multi-modal transportation and utility infrastructure expansion included but not limited to water and sewer. According to Arizona

State Statute ARS § 9-461.05, the Growth Area Element should include policies and implementation strategies that are designed to:

- Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

~~Promote all development to post assurance bonding for all infrastructure within commercial and residential development.~~

~~**A:** The Camp Verde Growth Area located northwest of I-17 and along State Route 260 to the Town's northwest border is suitable for future commercial development and links the Town of Camp Verde to the City of Cottonwood-upper Verde Valley.~~

~~*5-6-2015 Sub-Committee would like to remove the following:*~~

~~**B:** A portion of National Forest Land next to I-17 on the west, between the I-17 and General Crook interchange and the I-17 and State Route 260 interchange is also marked as a potential growth area. The growth area should follow the natural contours of the land in the area at a~~

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GROWTH AREA**

~~depth of approximately 1,320 feet. Residents have expressed a desire to preserve the foothills west of I-17 and the view east of I-17 along General Creek Trail. The community does recognize the potential for commercial development adjacent to I-17 on the west, the proposed relocation of the interchange and site for future public facilities.~~

See attached Attorney comment.

~~**D:** The Forest Service Administration site located at State Route 260 and McCracken, east of the White Bridge, is also included in the growth area for its location near the Camp Verde Sanitary District sewer treatment plant. In addition, State Route 260 at this location was recently widened to four lanes and the Forest Service has expressed a desire to sell the property.~~

C: If a consensus is reached on new area "c", a description will need to be created.

The specific growth areas are designated on the accompanying Growth Area Map.

GOALS;

- A. GOAL: ENCOURAGE BALANCED COMMERCIAL DEVELOPMENT THAT IS CONVENIENT TO RESIDENTIAL AREAS, VISITOR TRAVEL PATTERNS AND MAIN ROADS, AND IS COMPATIBLE WITH COST-EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE.

Implementation Strategy:

- A. 1. Direct commercial development to areas currently located on major collector roads where water, sewer and electric are existing & anticipated.
- A. 2. Encourage infill on existing commercial and industrial zoned property.

-----**Beginning of discussion by Sub-Committee**-----

- B. GOAL: ENCOURAGE SCENIC BUFFERS AND SAFE ACCESS FROM STATE ROUTE 260 TO AREAS DESIGNATED FOR DEVELOPMENT.

Implementation Strategy:

- ~~B. 1.~~ Develop a comprehensive circulation and access plan for property bordering Hwy. 260 that would include ADOT approved access points. **Ensure that development in growth areas is eordinated compatible with the Circulation & Transportation element guidelines and coordinate with ADOT access plans if applicable.**
- ~~B. 2.~~ Develop comprehensive landscape and open space guidelines for development bordering Hwy. 260.
- B.2. Coordinate any development with trails guidelines from the Circulation & Transportation element **Encourage bike/pedestrian such as providing multi-modal paths within road easements linking neighborhoods and commercial areas.**

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GROWTH AREA

- (E.1)B.3 Focus on securing grants, **improvement districts** and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.
- B.4. ~~Require Council approval of comprehensive development plan before existing land within the growth area can be developed.~~
- B.4 Moved from G3 Work **Coordinate** with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.

~~C. GOAL: RETAIN EXPAND AND REVITALIZXE EXISTING COMMERCIAL AREAS ALONG MAIN STREET FROM GENERAL CROOK TRAIL TO ARNOLD STREET.~~

~~Implementation Strategy:~~

- ~~C. 1. Investigate grant and foundation sources for funding to make the area pedestrian friendly.~~
- ~~C. 2. Institute design guidelines for all commercial development. Commission recommends deleting this strategy.~~
- ~~C. 3. Continue to promote tourism activities such as Fort Verde Days, Southwestern Days, the Corn Festival, Pioneer Days and the Pecan and Wine Festival along with other events that complement the Town's rich agricultural heritage and culture.~~

Struck out by P&Z Commission on 4-23-2015, the Sub-Committee would like to leave this in.

~~D. C. GOAL: ENCOURAGE A VARIETY OF RESIDENTIAL DEVELOPMENT THAT IS CONVENIENTLY LOCATED TO SERVICES, IS COMPATIBLE WITH COST EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE, IS AFFORDABLE FOR CITIZENS AND IS VISUALLY ATTRACTIVE.~~

~~Implementation Strategy:~~

- ~~D. C. 2. 1 Negotiate development agreements with property owners who extend existing infrastructure to their development location.~~
- ~~D. C. 1. 2 Direct high-density residential development to areas where water and sewer utilities are available, planned or can be extended conveniently and economically.~~
- ~~D. C. 3. Require new residential development in densities of 35,000 square feet and less to be hooked up to sewer service or provide alternate means of sewage disposal other than individual septic systems.~~
- ~~D. 4. Encourage developers to work with lending institutions and the Town to offer programs for first-time homebuyers and provide reasonably priced housing opportunities.~~

~~E. GOAL: GROWTH WILL BE COMPATIBLE WITH THE LOCATION OF COST-EFFECTIVE AND ADEQUATE INFRASTRUCTURE.~~

~~Implementation Strategy: Items E.1 to B.2 and E.2 to B.1~~

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- ~~E. 1. Secure grants and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.~~
- ~~E. 2. Require bike/pedestrian paths within road easements linking neighborhoods and commercial areas.~~
- ~~E. 3. Require developers to provide financial assurance that all curbs, gutter, pathways, fire hydrants and streets are installed to Town Specifications.~~
- ~~E. 4. Encourage property adjacent and contiguous to the Sanitary District to annex into the District.~~

F. D. GOAL: GROWTH WILL BE LOCATED IN A PATTERN MANNER THAT PROTECTS NATURAL AREAS, SCENIC VISTAS VIEW-SCAPES AND IS COMPATIBLE WITH SURROUNDING LAND USES.

Implementation Strategy:

~~F. D. 1. Develop and implement slope, ridge, natural drainage, vegetation and wildlife corridor protection guidelines. Encourage protection of natural drainage, vegetation and wildlife corridors and riparian areas.~~

~~F. 2. Maintain and implement building height guidelines.~~

~~F. D. 2. Develop and implement Encourage the creation of open space trails, guidelines appropriate for commercial and residential development.~~

~~F. 4. Development and implement opens space buffer guidelines for all development.~~

D.3. was G.2. Work Coordinate with neighboring jurisdictions to conserve significant natural resources and natural areas.

G. GOAL: COORDINATE PLANNING EFFORTS APPROPRIATE WITH JURISDICTIONS AND AGENCIES. PLANNING EFFORTS WITH NEIGHBORING MUNICIPALITIES AND GOVERNMENTS

Implementation Strategy:

~~G. 1. Development intergovernmental agreements to fund infrastructure expansion and improvements such as roads, water and sewage disposal for adjacent growth areas.~~

~~G. 2. Moved to D3. Work Coordinate with neighboring jurisdictions to conserve significant natural resources and natural areas.~~

~~G. 3. Moved to B4 Work Coordinate with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.~~

~~G. 4. Coordinate with Yavapai County to assure that all lot splits comply with the Town's zoning requirements for lot size.~~

CHAPTER 5
GROWTH AREA

~~H. GOAL PROVIDE AN OPPORTUNITY FOR AFFORDABLE HOUSING WHILE
RETAING OPEN SPACE BY REQUIRING DEVELOPMENT AGREEMENTS
AFTER PUBLIC LANDS ARE TRADED AND REZONING IS REQUESTED.~~

Implementation Strategy:

~~H. 1. Establish development agreements to provide for open space buffers and trails
and affordable housing on public land that is acquired if rezoning is requested.~~

IMPLEMENTATION GUIDELINES

Parcels within the designated growth areas have a reasonable expectation to be rezoned subject to practical requirements to meet the intent of the Growth Area Element of the General Plan **and the needs of the Town**. Conversely, parcels outside the designated growth areas should not expect to be rezoned to a higher intensity activity.

~~At the same time, residents have expressed that the Town is lacking in housing that is reasonably priced. There is a need for reasonably priced apartments as well as single-family homes.~~

From: Bill Sims

Sent: Friday, April 24, 2015 11:35 AM

To: Jenna Owens

Cc: Mike Jenkins

Subject: RE: General Plan Growth Area Map question Camp Verde

Jenna:

To create a diminution in value claim, the land use law (which in this case would be a change in the description of a parcel of property on the Growth Area Map**) **must directly regulate the use of the claimant's land.** This does not constitute a direct regulation of the adjacent property owners' property – and is therefore exempted from the diminution in value compensation statute (ARS Section 12-1134) pursuant to Subsection B.6 of that statute.

William J. Sims III